

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 13, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,

THAT the Minutes of the following meetings be adopted:

Special Council (Public Hearing) - May 25, 1978
Regular Council (Except 'In Camera') - May 30, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Ford,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Letter of Appreciation to Leon & Thea Koerner Foundation re Grant to Archives

In a letter dated May 29, 1978, the City Clerk advised that the City Archives has received a grant of \$1,500 from the Leon and Thea Koerner Foundation towards its 'Public Awareness of Vancouver's Documentary Heritage Project'. It was requested that the Mayor forward a letter of appreciation to the Foundation on behalf of Council.

MOVED by Ald. Kennedy,
THAT the foregoing request be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

2. Transfer of Zoning Data
to Real Estate Board

Under date of June 7, 1978, the Real Estate Board of Greater Vancouver submitted a letter requesting that it appear before Council as a delegation to discuss the transferring of certain property data to the Board's computer system for use by its membership. It was recalled that Council had previously decided not to allow the transfer of this data to the Board.

MOVED by Ald. Puil,

THAT the letter from the Real Estate Board of Greater Vancouver be received and filed.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
Harcourt, Kennedy, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT the delegation request from the Real Estate Board of Greater Vancouver be granted, and should other requests to address Council on this topic be received, the Council also hear these delegations;

FURTHER THAT the report of the City Manager dated June 9, 1978, on the matter of additional staff for the Zoning Counter, be deferred pending the hearing of the delegation.

- CARRIED UNANIMOUSLY

3. Stanley Park Seawall/Pedestrian/
Cycle Path - Information Officers

In a letter dated June 7, 1978, the Park Board submitted a request for Council to provide additional funding necessary to use the Provincial Government Student Employment Program to hire information officers in Stanley Park for the 1978 summer months. It was explained that the Provincial Government's grant would be \$8,064 and the Council's contribution would be \$8,708, to supplement the Provincial Government grant.

The Council was advised that the City Manager recommends that Council approve of the Park Board making application to the Provincial Government, and if successful, the additional funding be financed from within the Park Board's current operating budget.

MOVED by Ald. Brown,

THAT the foregoing recommendation of the City Manager be approved.

- CARRIED

(Alderman Kennedy opposed)

4. Request for Vancouver to become Member
of Canadian Council on Social Development

In a letter dated May 31, 1978, the Canadian Council on Social Development invited the City of Vancouver to become a member of its organization. The letter detailed the functions of the Social Development Council and asked that the Council contribute annually an amount equal to \$2.00 per thousand of the population of the City.

MOVED by Ald. Puil,

THAT Vancouver City Council not accede to the request of the Canadian Council on Social Development.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

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COMMUNICATIONS OR PETITIONS (cont'd)

5. Gabriola Mansion,
1523 Davie Street

In a letter dated June 9, 1978, the Heritage Committee of the Community Arts Council of Vancouver requested to appear as a delegation later this day to address Council on the matter of alterations to Gabriola Mansion, 1523 Davie Street, which is the subject of a Manager's report dated June 9, 1978.

MOVED by Ald. Rankin,
THAT the foregoing delegation request be granted.

- CARRIED UNANIMOUSLY

6. Impact of Fire and Building
By-laws on Existing Buildings

Council noted a letter dated June 9, 1978, from the Apartment Tenant Owners Association requesting that it be allowed to appear as a delegation at the Council meeting on June 27, 1978, to present a submission on amendments to the Fire and Building By-laws. The writer explained that he would be out of town on June 15th, the date set to hear delegations on the matter before a special joint meeting of the Standing Committees on Community Services and Planning & Development.

MOVED by Ald. Harcourt,
THAT the delegation request from the Apartment Tenant Owners Association to address Council on June 27, 1978, be granted.

- CARRIED UNANIMOUSLY

7. Free Downtown Bus Service

In a letter dated June 12, 1978, the Gastown Historic Area Planning Committee requested to appear as a delegation this day in support of the free Downtown bus service. This matter is the subject of a report by the City Manager dated June 9, 1978, to be considered later this day. Several other delegation requests were also noted.

MOVED by Ald. Harcourt,
THAT the delegation requests to speak this day on the matter of the free Downtown bus service, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JUNE 9, 1978

Works & Utility Matters
(June 9, 1978)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Check-Valve Installation in Zone 440 -
1978 Capital Budget
- Cl. 2: Sewer Construction C.P.R. Right-of-Way
Kitsilano Point
- Cl. 3: Hastings Street Viaduct Replacement -
Agreement with Burlington Northern Railway
- Cl. 4: Hastings Street Viaduct Replacement -
Agreement with B.C. Hydro
- Cl. 5: Closure of Portion of Lamey's Mill Road West
of Alder Crossing

cont'd....

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CITY MANAGER'S REPORTS (cont'd)

Works & Utility Matters
(June 9, 1978) (cont'd)

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 9, 1978)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: D.P.A. - 4332 Quebec Street
- Cl. 2: Demolition Request - 531 Carrall Street
- Cl. 3: D.P.A. - 835 Beatty Street
- Cl. 4: D.P.A. - Alterations to Gabriola, 1523 Davie
- Cl. 5: Amendments to the RS-1A District Schedule
- Cl. 6: D.P.A. - Exterior Alterations to the C.P.R. Station, 601 West Cordova
- Cl. 7: Non-Market Lease - Enclave 19 - Champlain Heights
- Cl. 8: Champlain Heights Enclave 19

D.P.A. - 4332 Quebec
Street (Clause 1)

In considering this clause, Council noted a letter dated May 3, 1978, from the Riley Park Citizens' N.I.P. Planning Committee urging approval of the proposed development and a letter dated June 9, 1978, from Mr. Hugo Morawsky proposing that 8 townhouse units be allowed on the site rather than 6 suggested by the Director of Planning. Having in mind the statement in the report that there were strong objections from a number of neighbouring property owners, it was

MOVED by Ald. Rankin,

THAT this whole matter be referred to the Standing Committee on Planning and Development and delegations be invited to meet with the Committee to discuss the proposed development.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in Clause 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

D.P.A. - Alterations to Gabriola
Mansion, 1523 Davie Street (Clause 4)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (See page 42 for Council's action.)

Clauses 5, 6, 7 and 8

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 5, 6 and 7 be approved and Clause 8 be received for information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(June 9, 1978)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Royal Vancouver Yacht Club - Development in Coal Harbour
- Cl. 2: 75th Annual Convention of U.B.C.M. - September 20th, 21st and 22nd, 1978
- Cl. 3: Additional Staff - Zoning Counter
- Cl. 4: Park Board - Staffing

Royal Vancouver Yacht Club - Development
in Coal Harbour (Clause 1)

In considering this clause, the Mayor advised that he had received information from the Royal Vancouver Yacht Club that it has abandoned its plans to construct an island in Coal Harbour.

MOVED by Ald. Gibson,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Clauses 2 and 4

MOVED by Ald. Harcourt,

THAT Clause 2 be received for information and the recommendation of the City Manager contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

Additional Staff - Zoning
Counter (Clause 3)

For Council action on this clause, see page 2.

Property Matters
(June 9, 1978)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Rent Review - N/W Corner Granville and Beach
- Cl. 2: Establishing Portion of City-owned Property for Lane Purposes - N/S 2nd Avenue East of Pine
- Cl. 3: Consent to Assignment of Lease - City-owned Lane between Broadway and 8th Avenue
- Cl. 4: Rent Review - 240 Northern Street
- Cl. 5: Rent Review - 1602 Western Street
- Cl. 6: Site Acquisition for Kivan Boys' and Girls' Club - 2849, 2875 and 2881 St. George Street
- Cl. 7: Acquisition for Lane Purposes - W/S Main between 19th and 20th Avenues

Clauses 1 to 7 inclusive

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (cont'd)

B. Greek Days 1978

Council considered a report of the City Manager dated June 8, 1978, concerning regulations for the 1978 Greek Day celebration planned for June 25, 1978. A report dated June 7, 1978, from the Council Committee on the Arts was noted.

MOVED by Ald. Brown,

THAT the recommendation of the City Manager contained in his report dated June 8, 1978, be approved.

- CARRIED UNANIMOUSLY

C. Amendments to the Vancouver Charter

Council considered a report of the City Manager dated June 12, 1978, concerning amendments to the Vancouver Charter, in which the Director of Legal Services reported on the Bill which was approved by the Private Bills Committee.

The Mayor made reference to the deletion by the Private Bills Committee of granting Council power to regulate store hours on Sundays and also to the deletion of the proposed amendment requiring a 2/3rds majority for rezoning. The Mayor indicated that he would be taking both of these matters up further with the appropriate Minister.

Reference was also made to Sections 28 and 29 of the Bill concerning the jurisdiction of the Park Board and, it was

MOVED by Ald. Puil,

THAT Council request the Private Bills Committee to delete the requested amendments as shown in Sections 28 and 29 of the Bill concerning the Park Board, at this time, pending further examination of the matter.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt and the Mayor opposed)

MOVED by Ald. Rankin,

THAT, when Charter amendments are still pending with the Provincial Government at the end of Council's term, then the amendments be brought forward to the subsequent Council for consideration at the appropriate time.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (cont'd)

D. The British Columbia Urban
Transit Authority Act

Council considered a report dated June 9, 1978, from the City Manager concerning a brochure recently published on the Urban Transit Authority Act. It was stated that an initial analysis will be available for Council review in two to three weeks.

MOVED by Ald. Kennedy,

THAT the Council, jointly with the G.V.R.D., request a meeting with the Minister of Municipal Affairs and Housing and appropriate officials, to discuss the regulations resulting from the Urban Transit Authority Act and also to request of the Minister an opportunity of discussing the proposed legislation before it is passed in final form.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Planning and Development,
June 1, 1978

Central Waterfront Official
Development Plan (Clause 1)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
June 1, 1978

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Dance Machine, 887 Seymour Street
- Cl. 2: Ray-Cam Co-operative Centre -
Operation and Budget
- Cl. 3: Fire By-law Upgrading - Austin Hotel,
1221 Granville Street
- Cl. 4: Wonder Rooms, 50 East Cordova Street
- Cl. 5: Noise from Cabarets in the Gastown Area
- Cl. 6: (a) Residential Accommodation in the
Downtown Eastside
(b) Lodging House By-law Enforcement Program
- Cl. 7: Downtown Cabarets re Compliance with Fire
Safety Regulations
- Cl. 8: Lodging House Closures
- Cl. 9: Fines for Convictions Under Lodging House By-law

Clauses 1 to 9 inclusive

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:40 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:50 p.m., with the same members present.

CITY MANAGER'S REPORTS (cont'd)

Fire & Traffic Matters
(June 9, 1978)

Free Downtown Bus Service
(cont'd)

Earlier in the proceedings, Council had agreed to hear a number of delegations on this matter.

The following addressed Council and spoke in support of the continuation of the free Downtown bus service:

- Mr. Achilles, Gastown Historic Area Co-ordinating Committee
- Mr. Howard Todd, Gastown Merchants' Association
- Mr. Barry Shaw, Central City Mission
- Mrs. Helen Boyce, Harbour Centre
- Mr. J.M. Pollock, The Townsite Committee.

The City Engineer, in response to a question from Council, indicated that the free Downtown bus service has been very successful and as far as can be determined, there has been no decline in ridership on other Downtown bus routes. If the bus service is continued, the Engineering Department will be conducting a study of the free bus and Downtown transit service.

MOVED by Ald. Rankin,

THAT the City continue to fund the free Downtown bus service to December 31, 1978, on a month to month basis with the additional cost of \$102,000 allocated from Contingency Reserve;

FURTHER THAT the City continue its efforts to obtain alternative sources of funding for the free bus service.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Ford in amendment,

THAT the City approve \$51,000 for operation of the free Downtown bus service, and it be operated on a month to month basis thereafter to the end of December, 1978.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

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At this point in the proceedings, Alderman Puil left the meeting.

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STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee
on Planning and Development,
June 1, 1978

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Shaughnessy Planning Process
- Cl. 2: Grandview-Woodland Local Area Planning -
Status Report
- Cl. 3: Chinatown/Gastown Tree Planting Project
- Cl. 4: 1981 Census of Canada
- Cl. 5: Block 35 Civic Square - N/E Corner of
Dunsmuir and Richards Streets

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in
Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Transportation,
June 1, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Bus Stops on Fraser/Cambie Route
- Cl. 2: Requested Closure of 23rd Avenue at Tupper School

Clauses 1 and 2

MOVED by Ald. Kennedy,

THAT the recommendations of the Committee contained in
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Finance & Administration,
June 1, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Vancouver Public Aquarium Association -
Grant Request
- Cl. 2: Champlain Heights - Areas E & F Budget Report

Clauses 1 and 2

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

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COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (East 29th Avenue and
Prince Albert Street)

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari and the Mayor were excused from voting on the By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3519,
BEING THE IMPOUNDING BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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MOTIONS

- A. Establishment of Land for Lane
Purposes (N/S 2nd Avenue East
of Pine Street)

MOVED by Ald. Ford,

SECONDED by Ald. Bellamy,

THAT WHEREAS the City of Vancouver is the registered owner of the North two feet of Lots 39 and 40, Block 219, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the North two feet of Lots 39 and 40, Block 219, District Lot 526, Plan 590, be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

- B. Closing, Stopping Up, Conveyance to
Abutting Owner & Consolidation (S/E
Corner Point Grey Road & MacDonald)

MOVED by Ald. Ford,

SECONDED by Ald. Bellamy,

THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The portion of the South 92 feet of Lot 3, Block 4, District Lot 192, Plan 774 included in Explanatory Plan 13440 was established for road under filing 39953;
- (3) A part of the said portion so established for road is no longer required for road purposes;
- (4) The owner of the said South 92 feet of Lot 3 has made application to acquire the part of the road not now required;

THEREFORE BE IT RESOLVED THAT all that portion of road adjacent to the South 92 feet of Lot 3 except part included in Explanatory Plan 13440, Block 4, District Lot 192, Plan 774 shown outlined red on plan sworn to by David Lyon, B.C.L.S., on May 11, 1978, a print of which is attached hereto, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the portion of road so closed be consolidated with the portion of the South 92 feet of Lot 3 to form one parcel.

- CARRIED UNANIMOUSLY

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MOTIONS (cont'd)

C. Lane Paving - Lane East of
Victoria Drive from 48th to
49th Avenues

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane east of Victoria Drive from 48th Avenue to 49th Avenue (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977, and approved by City Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
 1. the relief to be such that they pay only one-half of the rate for their zoning;
 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvements;
 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS Lot "A", Block 1, District Lot 724, Plan 1592 (herein called the "said lot") abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (RS-1) One-Family Dwelling District under the Zoning and Development By-law;

AND WHEREAS the remaining real property abutting the said project to be specially assessed therefor is zoned (C-2) Commercial District under the Zoning and Development By-law;

AND WHEREAS a special annual assessment for the said project in the sum of \$65.27 is imposed on the said lot for a period of fifteen (15) years as if it were zoned (C-2) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

cont'd....

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MOTIONS (cont'd)

Lane Paving - Lane East of Victoria
Drive from 48th to 49th Avenues (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning, that is, \$32.63, for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

D. Lane Paving - Lane South of
24th Avenue from Puget Drive
to MacDonald Street

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of 24th Avenue from Puget Drive to MacDonald Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
 1. the relief to be such that they pay only one-half of the rate for their zoning;
 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

cont'd....

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MOTIONS (cont'd)

Lane Paving - Lane South of 24th Avenue
from Puget Drive to MacDonald Street
(cont'd)

AND WHEREAS the following lot:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
A	W	139

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvements;

AND WHEREAS the said lot is zoned (C-1) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (C-1) Commercial District would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
A	W	139	\$57.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
A	W	139	\$28.66

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

E. Lane Paving - Lane South of 7th Avenue from Alder to Spruce Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of 7th Avenue from Alder Street to Spruce Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976 and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 7th Avenue
from Alder to Spruce Streets (cont'd)

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
 - 1. the relief to be such that they pay only one-half of the rate for their zoning;
 - 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of local improvements;
 - 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
 - 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLOCK</u>	<u>D.L.</u>
A	314	526
E	314	526

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (FM-1) Fairview Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (FM-1) Fairview Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLOCK</u>	<u>D.L.</u>	
A	314	526	\$41.68
E	314	526	\$41.68

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

cont'd....

MOTIONS (cont'd)Lane Paving - Lane South of 7th Avenue
from Alder to Spruce Streets (cont'd)

<u>LOT</u>	<u>BLOCK</u>	<u>D.L.</u>	
A	314	526	\$20.84
E	314	526	\$20.84

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

F. Lane Paving - Lane South of 12th
Avenue from Watson to Sophia Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of 12th Avenue from Watson Street to Sophia Street (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977, and approved by City Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by petition to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
1. the relief to be such that they pay only one-half of the rate for their zoning;
 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

cont'd....

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MOTIONS (cont'd)

Lane Paving - Lane South of 12th Avenue
from Watson to Sophia Streets (cont'd)

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLOCK</u>	<u>D.L.</u>	<u>PLAN</u>
1, East 32 feet	114	301	187
14	114	301	187

abut the said project and are owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling District would be:

<u>LOT</u>	<u>BLOCK</u>	<u>D.L.</u>	<u>PLAN</u>	
1, East 32 feet	114	301	187	\$52.31
14	114	301	187	\$80.92

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

<u>LOT</u>	<u>BLOCK</u>	<u>D.L.</u>	<u>PLAN</u>	
1, East 32 feet	114	301	187	\$26.15
14	114	301	187	\$40.46

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

G. Lane Paving - Lane North of Hastings
Street from Lakewood Street to
Templeton Drive

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane north of Hastings Street from Lakewood Street to Templeton Drive (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by City Council on April 23, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by the Petition method to a court of revision on May 13, 1976;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane North of Hastings
Street from Lakewood Street to
Templeton Drive (cont'd)

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
 - 1. the relief to be such that they pay only one-half of the rate for their zoning;
 - 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
 - 3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
 - 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
F, ex. East 1 & 416/1000 ft. of 1-4	40	184
6	40	184

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief herein- after granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	\$43.87
6	40	184	\$68.77

MOTIONS (cont'd)

Lane Paving - Lane North of Hastings
Street from Lakewood Street to
Templeton Drive (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
F. Ex. East 1 & 416/1000 ft. of 1-4	40	184	\$21.94
6	40	184	\$34.39

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

H. Lane Paving - Lane South of York
Street from Larch to Chestnut Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of York Street, from Larch Street to Chestnut Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
1. the relief to be such that they pay only one-half of the rate for their zoning;
 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of York
Street from Larch to Chestnut Streets
(cont'd)

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
4E½	204	526
4W½	204	526
12W½	204	526
8	205	526
9W½	205	526
B of 20	205	526

about the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3A1) Multiple Dwelling district under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A1) Multiple Dwelling districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
4E½	204	526	\$25.80
4W½	204	526	25.80
12W½	204	526	25.80
8	205	526	51.61
9W½	205	526	25.80
B of 20	205	526	33.03

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

cont'd....

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MOTIONS (cont'd)

Lane Paving - Lane South of York
Street from Larch to Chestnut Streets
(cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
4E½	204	526	\$12.90
4W½	204	526	12.90
12W½	204	526	12.90
8	205	526	25.80
9W½	205	526	12.90
B of 20	205	526	16.52

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

I. Construction of Pavement 20 Feet Wide
on Lane South of Broadway from Birch
to Oak Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$31.34;

cont'd....

MOTIONS (cont'd)

Construction of Pavement 20 Feet Wide
on Lane South of Broadway from Birch
to Oak Streets (cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$5.90;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, and that the special annual assessment be reduced for the year 1978 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

J. Lane Paving - Lane South of 2nd Avenue
from Larch to Burrard Streets, except
from Balsam to Vine Streets and except
from Burrard Street to 100 Feet West

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a lane paving project in respect of the lane south of 2nd Avenue, from Larch Street to Burrard Street, except from Balsam Street to Vine Street and except from Burrard Street to 100 feet west (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972 and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:
1. the relief to be such that they pay only one-half of the rate for their zoning;
 2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 2nd Avenue from
Larch to Burrard Streets, except from Balsam
to Vine Streets and except from Burrard
Street to 100 Feet West (cont'd)

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
 4. the relief to commence with projects placed on the Tax Roll in 1977.
- B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
25	225	526
29	225	526
34	225	526
36W1/2 & 37	225	526
3	226	526
10	226	526
12	226	526
32	226	526
33	226	526
14	227	526
15	227	526
37	227	526
39	227	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM3B) Multiple Dwelling district under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief herein-after granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3B) Multiple Dwelling districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
25	225	526	\$25.80
29	225	526	25.80
34	225	526	25.80
36W $\frac{1}{2}$ & 37	225	526	38.70
3	226	526	25.80
10	226	526	25.80
12	226	526	25.80
32	226	526	25.80
33	226	526	25.80
14	227	526	25.80
15	227	526	25.80
37	227	526	25.80
39	227	526	25.80

cont'd....

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MOTIONS (cont'd)

Lane Paving - Lane South of 2nd Avenue from
Larch to Burrard Streets, except from Balsam
to Vine Streets and except from Burrard
Street to 100 Feet West (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
25	225	526	\$12.90
29	225	526	12.90
34	225	526	12.90
36W $\frac{1}{2}$ & 37	225	526	19.35
3	226	526	12.90
10	226	526	12.90
12	226	526	12.90
32	226	526	12.90
33	226	526	12.90
14	227	526	12.90
15	227	526	12.90
37	227	526	12.90
39	227	526	12.90

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

K. Street Paving and Installation of
Curbs on Quebec Street from 4th
to 5th Avenues

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Quebec Street from 4th Avenue to 5th Avenue (hereinafter called "the said project") was recommended by the City Manager on June 2, 1977, and approved by Council on June 14, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on June 14, 1977;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
- i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

cont'd....

MOTIONS (cont'd)Street Paving and Installation of
Curbs on Quebec Street from 4th
to 5th Avenues (cont'd)

- ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
- iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
- iv) that these properties need not be identified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS Lot 9, Block 23, District Lot 200A (herein called the "said lot") complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (M-1) Industrial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (M-1) Industrial District would be \$357.99;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief, that is \$119.26, for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

L. Street Paving and Installation of
Curbs on Pender Street from Salsbury
to Victoria Drives

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Pender Street, from Salsbury Drive to Victoria Drive, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976;

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of
Curbs on Pender Street from Salsbury
to Victoria Drives (cont'd)

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
 - i) so that they pay a rate according to their zoning but with a residential level of flanking relief;
 - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
 - iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
 - iv) that these properties need not be identified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lot:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
D of 5	E	183

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
D of 5	E	183	\$163.25

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flanking relief as follows:

cont'd....

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MOTIONS (cont'd)

Street Paving and Installation of
Curbs on Pender Street from Salsbury
to Victoria Drives (cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
D of 5	E	183	\$54.42

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

M. Street Paving and Installation of
Curbs on 71st Avenue from Hudson
to Oak Streets

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on 71st Avenue from Hudson Street to Oak Street, (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
 - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
 - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
 - iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
 - iv) that these properties need not be indentified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of
Curbs on 71st Avenue from Hudson
to Oak Streets (cont'd)

AND WHEREAS the following lot:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
2 of 12 of 1-6 & 12	C	319

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
2 of 12 of 1-6 & 12	C	319
		\$275.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
2 of 12 of 1-6 & 12	C	319
		\$91.75

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

N. Street Paving and Installation of
Curbs on Carolina Street from 7th
Avenue to 8th Avenue

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Carolina Street from 7th Avenue to 8th Avenue, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976:

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of
Curbs on Carolina Street from 7th
Avenue to 8th Avenue (cont'd)

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

- "a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
 - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
 - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
 - iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
 - iv) that these properties need not be identified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lots:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>
16 S.72'	106	264A
16 Ex. S.72'	106	264A

comply with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lots are zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
16 S.72'	106	264A	\$161.00
16 Ex.S.72'	106	264A	\$111.82

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

MOTIONS (cont'd)

Street Paving and Installation of
Curbs on Carolina Street from 7th
Avenue to 8th Avenue (cont'd)

<u>LOT</u>	<u>BLK.</u>	<u>D.L.</u>	
16 S.72'	106	264A	\$ 53.67
16 Ex.S.72'	106	264A	37.27

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

O. Construction of Pavement and Curbs on
both sides of Victoria Drive from 19th
Avenue to Victoria Diversion

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned (C-2) Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$212.26;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1978 as if the said lot were used for residential purposes, that is to say, the annual sum of \$70.75;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on
both sides of Victoria Drive from 19th
Avenue to Victoria Diversion (cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

P. Construction of Pavements and Curbs
on both sides of McLean Drive from
2nd Avenue to 3rd Avenue

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"(a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

- i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
- ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
- iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

(b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs
on both sides of McLean Drive from
2nd Avenue to 3rd Avenue (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot is \$183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is \$61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of \$183.47 for the said project and that such assessment be reduced to \$61.16 for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Q. Construction of Pavements and Curbs
on both sides of 72nd Avenue from
Granville to Osler Streets

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

cont'd....

MOTIONS (cont'd)Construction of Pavements and Curbs
on both sides of 72nd Avenue from
Granville to Osler Streets (cont'd)

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- "a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
 - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
 - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
 - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years is the amount set forth opposite the same:

Lot 1, Block 12, District Lot 318	\$171.28;
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BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lot for the year 1978 as if it were used for residential purposes, that is to say:-

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs
on both sides of 72nd Avenue from
Granville to Osler Streets (cont'd)

Lot 1, Block 12, District Lot 318 \$ 57.07;

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced special assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lot and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

R. Construction of Pavement and Curbs on
both sides of Heather Street from 70th
Avenue to South West Marine Drive

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,

THAT

Whereas the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District
Lots 319, 324 and Part of 323, Group One, New Westminster
District (hereinafter called "the said lot") abuts the said project and is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of \$65.10, and that the special annual assessment be reduced for the year 1978 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of \$25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOTIONS (cont'd)

- S. Construction of Pavement and Curbs on Osler Street from 70th Avenue to Lane North on both sides and Concrete Curbs and Gutters on both sides of Osler Street from Lane North of 70th Avenue to 67th Avenue
-

MOVED by Ald. Brown,
 SECONDED by Ald. Harcourt,
 THAT

WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

- "a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:
 - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
 - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
 - iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.
- b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on Osler Street from 70th Avenue to Lane North on both sides and Concrete Curbs and Gutters on both sides of Osler from Lane North of 70th to 67th Avenues (cont'd)

AND WHEREAS the special annual assessment to be imposed on the said lot is \$148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is \$49.48 for a period of fifteen (15) years;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief herein-after granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of \$148.45 for the said project and that such assessment be reduced to \$49.48 for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

T. Construction of Pavement and Curbs
on Jellicoe Street from South East
Marine Drive to Kent Avenue North
on Both Sides

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District (hereinafter called "the said lot"), abuts the said project;

AND WHEREAS the said lot is zoned (CD-1) Comprehensive Development under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same, subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on
Jellicoe Street from South East Marine
Drive to Kent Avenue North on Both
Sides (cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is \$313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is \$34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1978 as if the said lot were used for residential purposes, that is to say, the annual sum of \$34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin was recognized by the Chair:

Lending of Money by Canadian Banks
to Government and Agencies in
South Africa

MOVED by Ald. Rankin,

THAT WHEREAS the white minority government in South Africa through its system of apartheid, continues to deny all basic human rights to the majority black population of that country, and in carrying out this racist program of apartheid has:

- (1) denied to all but the white minority the franchise and other political rights
- (2) claimed exclusive ownership of 86.3% of South Africa's territory, and further has embarked on a program of deporting some 6 million persons under its Bantustan policy to barren reservations
- (3) maintained an economic system in which the per capita income of blacks is approximately 10% that of whites
- (4) continued to apply repressive and discretionary laws which prevent African workers from organizing to defend their basic interests

cont'd....

NOTICE OF MOTION (cont'd)Lending of Money by Canadian Banks
to Government and Agencies in South
Africa (cont'd)

- (5) been responsible for the detention without charges, torture, and killing of political prisoners, as well as the massacre of hundreds of school children;

AND WHEREAS this racist system of apartheid rests upon a foundation of direct financial loans and investments, and since 5 Canadian chartered banks (the Bank of Commerce, Royal Bank, Bank of Nova Scotia, Toronto Dominion Bank, Bank of Montreal) continue to support this racist regime through their participation in international consortia to lend money to the South African government and its agencies;

AND WHEREAS it is the responsibility of municipal officials entrusted with public funds to govern these funds in a responsible manner, and to ensure that these funds are invested in ways that would directly benefit the citizens of the city, and which, if invested either directly or indirectly outside of the city, would not go in any way to support such an inhuman and oppressive system as apartheid;

THEREFORE BE IT RESOLVED THAT the City Council of Vancouver investigate and commence taking those steps necessary to phase out its dealings with any Bank which continues to participate in loans to the government and agencies of South Africa, and that the Council make these intentions known to the Bank;

AND FURTHER THAT the Council encourage the Aldermen who may have accounts with these major Banks to question their Banks on their investment policies, and to support the national and international actions against bank loans to South Africa in whatever way possible.

(Notice)

The Deputy City Clerk advised that a request had been received from the Stop Bank Loans to South Africa Committee to address Council when the above motion is being considered.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT the delegation request from the Stop Bank Loans to South Africa Committee be granted.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy -
Prostitution in the City

expressed concern over the current problem of prostitution in the City with particular reference to the situation at the corner of Hornby and Georgia Streets.

The Mayor indicated he has received a great many complaints from citizens on this problem. He expects that within a month, the Police Department will be instituting a new program to control this situation and he will be reporting to Council shortly on this.

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The Council recessed at approximately 5:30 p.m. to reconvene at 7:30 p.m.

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Regular Council, June 13, 1978 39

The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari and Rankin

ABSENT: Alderman Puil (Civic Business)

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

D.P.A. Refusal -
2677 East Broadway

Before Council for consideration was a report of the City Manager dated June 2, 1978, on a development permit application to construct an addition to the Broadway Manor Senior Citizens apartment at 2677 East Broadway. The development permit application requested the construction of an 1,155 square foot solarium on top of an existing parking structure. The report noted that the proposed addition would exceed by .02 the maximum permitted floor space ratio as established by Council resolution during consideration of the original rezoning application. Because of objections from the neighbouring property owners, the Director of Planning had refused the application.

Mr. Vern H. Delgatty, Architect and Rev. Allon E. Hornby, Broadway Manor, appealed to Council to request the Director of Planning to issue the development permit application. Rev. Hornby indicated that he had canvassed the neighbouring property owners within a one block radius and had received 45 signatures on a petition in favour of the proposed development. By means of a plan, Mr. Delgatty explained the project for Council's information. He stated that the adjoining neighbours had been under a misunderstanding that the proposed development would increase problems with parked cars in the area as well as obstructing their views, however this has now been clarified.

MOVED by Ald. Harcourt,

THAT the floor space ratio attached to the present CD-1 By-law for this property be amended from the present maximum of 1.22 to a maximum of 1.24, and the Director of Planning be requested to issue development permit application #79828 to the Broadway Manor Senior Citizens apartment at 2677 East Broadway.

(Deferred)

MOVED by Ald. Rankin,

THAT the above motion be deferred and the Director of Planning re-canvass those neighbours who had objected to the proposed development to determine their present views on this proposed development for report back to Council in two weeks. In the meantime, the Director of Planning be requested to process development permit application #79828.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)Tender #78/1 for Painting Steel
Poles and Attachments

Council on May 30, 1978, deferred consideration of a Manager's report dated May 26, 1978, on this matter to permit representations from the principals involved.

In the report, the City Engineer advised that J.S. Painting Co. Ltd., and West Coast Painting Co. Ltd., were the only ones to submit bids. While J.S. Painting Co. Ltd. was the low bidder, it had not met tender specifications that a bid bond or certified cheque for 10% of the bid price must be submitted with the tender. Also, in the opinion of the City Engineer, this company lacks sufficient equipment to perform the work, however, it has stated that equipment will be obtained if it receives the contract.

The City Engineer stated that the second low bid from West Coast Painting Co. Ltd., is acceptable and noted this company has been the successful bidder on this contract for the past five years and has always performed satisfactorily.

In the report the City Manager recommends that the contract for painting steel poles and attachments be awarded to West Coast Painting Co. Ltd.

Mr. J. Santos, J.S. Painting Co. Ltd., addressed Council and referred to his brief which was previously circulated. In his brief, Mr. Santos stated that the reason he had not submitted a certified cheque with his tender was that he overlooked the fact that the Vancouver City Credit Union was closed on Monday. He also stated that if his company is awarded the contract, it will purchase the equipment required to carry out the work.

Mr. G. Wiezoreck, West Coast Painting Co. Ltd., also addressed Council and referred to his brief previously circulated in which he set forth arguments why the tender should be awarded to his company.

MOVED by Ald. Kennedy,

THAT the contract for painting steel poles and attachments be awarded to J.S. Painting Co. Ltd.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in his report dated May 26, 1978, be approved.

- CARRIED UNANIMOUSLY

Grant Appeals

In accordance with approved procedure, the following organizations made representations before Council to appeal Council's decision on their grant applications:

(a) Childrens Play Resource Centre

Dean N. Scarfe addressed Council on behalf of his organization. He outlined the work done by this group and stressed its value to the community. He requested that Council approve a grant of \$2,500 to fund a part-time co-ordinator and supervisor for the Childrens Play Resource Centre.

cont'd....

DELEGATIONS (cont'd)

Grant Appeals (cont'd)

MOVED by Ald. Rankin,
THAT a grant of \$2,500 be approved to the Childrens Play Resource Centre for the period April 1, 1978, to March 31, 1979, to cover telephone, postage, printing and office costs.

- CARRIED BY THE
REQUIRED MAJORITY

(Mayor Volrich opposed)

(b) Chinese Community Library
Services Association

Mr. L. Chan addressed Council and reviewed the service offered by this group to elderly Chinese throughout Vancouver. He requested that Council approve an additional grant of \$6,972. Representatives of the following groups also addressed Council in support of this grant appeal:

- Britannia Community Services Centre
- S.P.O.T.A.
- Strathcona Community Centre Association
- Chinese Elderly Citizens' Association.

MOVED by Ald. Bellamy,
THAT an additional grant of \$6,972 to the Chinese Community Library Services Association be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Kennedy and the Mayor opposed)

Rezoning Application - N/W Corner
67th Avenue and Hudson Street

Council on May 30, 1978, deferred consideration of a Manager's report dated May 26, 1978, on this matter to permit the applicant an opportunity of addressing Council.

In the City Manager's report, the Director of Planning reviewed the site, background, proposed development and analyzed the application. He noted that as the Marpole Local Area Planning Program commenced in January, 1978, this lot, as well as three other lots in the same area, should be reviewed through the local area planning program. He considers the application premature in light of the Marpole Local Area Planning Program and similar split-zoned sites in the vicinity. He also noted that the existing dwelling on the site is appropriate both to the site and the surrounding development, and any benefits to the rezoning would be outweighed by detrimental effects in the surrounding community.

MOVED by Ald. Harcourt,
THAT the matter of future zoning of the four split-zoned lots located in the RT-2 and RS-1 Districts on the north side of 67th Avenue in Marpole, be referred to the Marpole Local Area Planning Committee for early report.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS AND DELEGATIONS (cont'd)Building & Planning Matters
(June 9, 1978) (cont'd)D.P.A. - Alterations to Gabriola,
1523 Davie Street (Clause 4)
(cont'd)

Earlier this day, Council deferred consideration of this matter to permit Mrs. J. Bingham, Secretary of the Heritage Committee of the Community Arts Council, to make representations.

Mrs. Bingham, on behalf of the Community Arts Council, thanked the various civic officials and boards involved with Gabriola Mansion for their excellent work towards restoring the Mansion. She then reviewed some of the highlights of the interior of the Mansion and gave a brief history of the structure. Mrs. Bingham expressed regret that the current Heritage Legislation only embraces the exterior of heritage buildings.

In the City Manager's report, the Director of Planning noted that the Urban Design Panel had recommended that the exterior alterations to Gabriola be approved subject to the following conditions:

- that the proposed ornamental ironwork balcony above the porte-cochere be deleted as it does not form part of the original building.
- that a butt glazing method be used for the 'solarium'.
- that the roof vents be painted to match the colour of the slate roof.

The Director of Planning concurred with the conditions recommended by the Urban Design Panel. The report concluded with the recommendation that Council approve the interior and exterior alterations to Gabriola, 1523 Davie Street, as described in Development Permit Application #79973.

MOVED by Ald. Ford,

THAT Council approve the interior and exterior alterations to Gabriola, 1523 Davie Street, as described in Development Permit Application #79973, except that the Director of Planning be requested to investigate a suitable substitute for the proposed ornamental ironwork balcony.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

SECONDED by Ald. Gibson,

THAT the report of the Committee of the Whole be adopted.

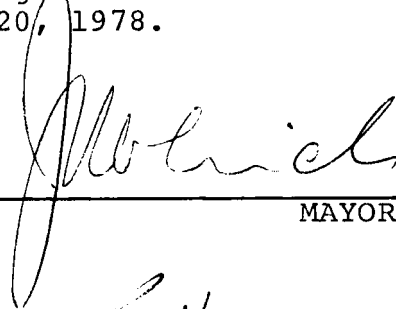
- CARRIED UNANIMOUSLY

- - - - -

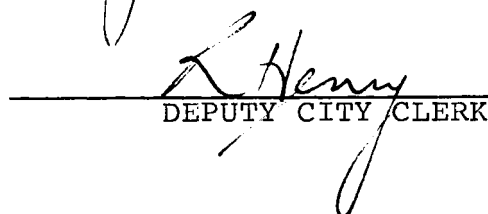
The Council adjourned at approximately 9:10 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting
of June 13, 1978, adopted on June 20, 1978.

A handwritten signature in cursive script, appearing to read "J. Blitch", written over a horizontal line.

MAYOR

A handwritten signature in cursive script, appearing to read "L. Henry", written over a horizontal line.

DEPUTY CITY CLERK

MANAGER'S REPORT

June 2, 1978

TO: Vancouver City Council

SUBJECT: 2677 East Broadway
Development Permit Refusal 79828

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"This report refers to a letter dated March 22, 1978 from Mr. Vern H. Delgatty, Architect (copy attached), regarding refusal by the Director of Planning of a Development Permit Application to construct an addition to the Broadway Manor Senior Citizens apartment at 2677 East Broadway.

The Development Permit Application requested the construction of an 1155 sq. ft. solarium addition to be constructed on top of an existing parking structure, in conjunction with the existing Senior Citizens Apartment Building. The existing development consists of Senior Citizens Apartment Building on the westerly portion of the site, a hall/gymnasium in the centre and a church (Broadway Tabernacle) with ancillary facilities on the easterly portion of the site. The solarium would be constructed on the parking structure which is located between the Senior Citizens Building and the church.

The site was rezoned by Council to a CD-1 Comprehensive Development District. The Floor Space Ratio was limited by Council's Resolution to a maximum of 1.22. With the proposed solarium addition, the Floor Space Ratio would increase to 1.24, exceeding the maximum permitted by .02 (1047 sq. ft.). The proposed addition would meet the other technical requirements of the By-law.

17 neighbouring property owners were notified of this Development Permit Application. A petition containing 18 signatures, representing 12 properties, was submitted objecting to the proposed solarium. The reasons given for objecting were that it would affect views from the residences and they noted problems concerning parking of cars in the area.

Since the Floor Space Ratio was limited by Council resolution, Council could relax it without rezoning. However, in view of the objections from the neighbouring property owners, the Director of Planning was not prepared to submit the question of Floor Space Ratio to Council and the application was refused. Because of Mr. Delgatty's letter, the matter is now being referred to Council for consideration."

The City Manager submits the foregoing report for CONSIDERATION of City Council.

NOTE: A MAP WILL BE DISPLAYED AT COUNCIL.

FOR COUNCIL ACTION SEE PAGE(S) 210

MANAGER'S REPORT, JUNE 9, 1978 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Check-Valve Installation in Zone 440 - 1978 Capital Budget

The City Engineer reports as follows:

"Check-valve installations are required as follows:

Cambie Street at 63rd Avenue
Cambie Street at Marine Drive
Marine Drive at Heather Street
Marine Drive at Shaughnessy Street

Estimated cost \$65 000

The check-valve installations are required to stop backflow of water from City watermains to the Greater Vancouver Water District's watermains during periods of high demand. These check valves will also help to maintain pressure within the City water system in pressure zone 440.

Funds for the project are available from the following Waterworks Capital Account

#128/7903 Uncompleted Design - Unappropriated

I recommend that this work be approved for construction and that the required \$65 000 be appropriated for this work as stipulated above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Sewer Construction C.P.R. Right-of-Way Kitsilano Point

The City Engineer reports as follows:

"On May 4, 1978, Council approved rezoning of Lots A-J (C.P.R. Right-of-Way in Kitsilano Point) subject to certain conditions.

Two of the conditions relate to sewer construction in an easement to be granted by Marathon Realty and to payment of 50% of the cost of sewer construction by Marathon Realty. Such sewer construction is to be completed within 60 days of the registered easement and plans being delivered to the City.

Funds for the City's share (50%) of the estimated \$87 000 cost are available in account number 118/7904 'Sewer System Replacement - Unallocated'.

I recommend that \$43 500 be appropriated from Sewers Capital Account 118/7904 for the City's share (50%) of the required work and that the work be done following delivery to the City of the registered easement and plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Hastings Street Viaduct Replacement - Agreement with Burlington Northern Railway

The City Engineer reports as follows:

"At its meeting of March 8, 1977, Council authorized the City Engineer to carry out design of the new Hastings Street Viaduct and at its meeting of November 29, 1977, Council authorized the purchase of materials. Preparations for construction are now taking place and it is necessary to obtain permission from the Burlington Northern Railway in order to locate temporary construction facilities over their property. The Burlington Northern has indicated a willingness to permit our facilities over their property provided the City will enter into an agreement. The agreement would have an indemnity clause and would be in effect for six months. It could be renewed.

Cont'd . . .

MANAGER'S REPORT, JUNE 9, 1978 (WORKS: A1 - 2)

Clause 3 Cont'd

Funds for the replacement of Hastings Viaduct are provided in the current Five-Year Capital Works Plan. Funds required for work this year will be submitted in the 1978 Streets Capital Budget.

I recommend that:

- (a) the City enter into an agreement with the Burlington Northern Railway that will allow the City to place construction facilities over railway land.
- (b) the agreement be satisfactory to the Director of Legal Services.
- (c) the Director of Legal Services be authorized to renew the agreement as required by the City Engineer during construction.
- (d) the Director of Legal Services be authorized to execute the agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Hastings Street Viaduct Replacement - Agreement with B.C. Hydro

The City Engineer reports as follows:

"On March 8, 1977, Council authorized the City Engineer to carry out design work on the new Hastings Street Viaduct and instructed the Director of Legal Services to apply to the Canadian Transport Commission for an order to reconstruct the viaduct and a contribution towards construction costs. On November 25, 1977, Council authorized the purchase of some construction material.

The application to the Canadian Transport Commission was made in 1977 and an "order" is expected in the near future.

Funds for the City's share of the cost were approved in the 1976 plebiscite for the current Five-Year Capital Works Plan and money for work to be done this year are included in the 1978 submission of the Basic Streets Capital Budget.

During the course of building the new structure, it will be necessary to relocate B.C. Hydro trolley bus poles on a temporary basis and reinstall them when construction is complete. B.C. Hydro has requested an agreement with the City to cover this work which is estimated to cost \$200 000.

I recommend that:

- (a) the Director of Legal Services be instructed to arrange an agreement between the City and B.C. Hydro for temporary relocation of trolley poles on Hastings Street as required for viaduct construction.
- (b) the agreement be satisfactory to the Director of Legal Services and the City Engineer.
- (c) the Director of Legal Services be authorized to execute the agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

5. Closure of Portion of Lamey's Mill Road, West of Alder Crossing - Adjacent to Lot 23, False Creek, Plan 16003 - Area 6, Phase II

The City Engineer reports as follows:

"In the subdivision of Phase I of False Creek Lamey's Mill Road, west of Alder Crossing was dedicated as a 66-foot wide street

Cont'd . . .

MANAGER'S REPORT, JUNE 9, 1978 (WORKS: A1 - 3)

Clause 5 Cont'd

The development plan of Area 6, Phase II, was subsequently designed to provide a road allowance of approximately 50 feet in width on the southerly side of the subdivision. Schedule A of By-law 5112, passed by Council on October 25, 1977, also refers to the width of this road allowance. In order to accommodate this new Phase II subdivision, the northerly portion of Lamey's Mill Road must be closed.

I recommend that all that portion of road shown outlined red on Plan LE 4640 be closed, stopped up and title taken thereto and the road so closed be subdivided with the adjacent lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 234¹ & 235

Manager's Report, June 9, 1978 (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERS

CONSIDERATION:

1. 4332 Quebec Street
Development Permit Application No. 78617

The Director of Planning reports as follows:

"This report refers to Development Permit Application No. 78617, filed by Mr. H. Morawsky, to construct an 8-unit townhouse development on the site at 4332 Quebec Street.

This site is a large site of approximately 18,000 sq. ft., surrounded by smaller lots developed with older residences (Appendix A refers). The site is in an RS-2 one-family dwelling district. While the RS-2 District Schedule permits the Director of Planning to consider Development Permit Applications for the construction of townhouses, City Council, on August 24, 1975, resolved "that Development Permit Applications for townhouse development in RS-2 zones not be approved until these areas are analyzed in conjunction with the pending Planning Department's study on low density multiple housing in RS-1 areas."

Subsequently, the Standing Committee on Planning and Development dealt with a report on the policy of low density multiple housing in RS-1 areas and recommended:

- "1. that the present RS-1 Zoning Schedule not be amended at this time to allow for townhouses or other forms of low density multiples as an outright or conditional use,
2. that staff initiated identification of appropriate single family areas and subsequent discussions with residents not be carried out in 1977 because of higher priority commitments in the Planning Department's work program, and
3. that other opportunities for designating townhouse areas be considered when identified as part of local area planning programs or when defined through actions of private local area residents' groups."

Council, on March 29, 1977, adopted the above noted recommendations.

38 neighbouring property owners were notified of the Development Permit Application to construct the 8 unit townhouse development on the site and 15 objections were received. The petition signed by the 15 property owners in the area stated:

"We the undersigned are unalterably opposed to the proposed development by one Hugo Morawsky of the property known as and at 4332 Quebec Street. We would like also to remind your department of the fact that at the present time there is a campaign under way for the extensive improvement of this area by the three levels of government. Namely Federal, Provincial and Civic to the tune of 1½ million dollars.

We the undersigned are at a complete loss to understand how such a project could possibly be designated as an improvement to the neighbourhood while already in the 4300 Block Quebec, there are nine separate houses on a piece of land approximately 60 x 270 feet which is not much more than 1½ lots.

Cont'd . . .

Clause 1 Cont'd

Also on James Street in the same block, being the western boundary of 4332 Quebec there are five houses on lots 29 x 90 feet and except for one piece of land on 28 Avenue the remaining lots are mostly only 29 x 90. 27 Avenue being the northern boundary of 4332 Quebec, the proposed project, is a much more crowded area than 28 Avenue or James Street. Partly because the City of Vancouver owns a 25 foot lot at the rear of the houses on 27 Avenue. The southern boundary of this lot is the northern boundary of this proposed project. Which means several of these houses on 27 Avenue have lots which are 25 feet shorter than they have assumed.

When one considers how crowded this area already is in no way could the word improvement be used by adding 8 townhouses to the property known as 4332 Quebec Street.

We the undersigned believe there must be a better way to get rid of 1¼ million dollars than allowing the present proposed project to proceed."

The Riley Park Citizens N.I.P. Planning Committee and the Local Area Planner supported the proposal for an 8-unit townhouse development at this site (Appendix B refers). Generally, the Committee expressed the view that the development of the site for townhouses would reflect the Committee's current goals for local housing.

The Director of Planning deferred final consideration of the application and noted that he would consider an arrangement of townhouses on the site if the number of units was reduced to approximately 5, bearing in mind also that the proposal would require undercover parking.

Revised drawings were subsequently submitted indicating 11 smaller units with underground parking. The Director of Planning was not in favour of the revised scheme, noting that the 11 smaller units would not be in keeping with the existing larger homes surrounding the site. He suggested that the applicant should consider the optimum number of units he could develop and still provide individual parking facilities for each unit.

Further revised drawings were later submitted which provided a new site layout with 8 dwelling units and provided covered parking facilities.

Analysis of the latest Revised Plans

	<u>Permitted or Required</u>	<u>Proposed</u>
Height	2 storeys + cellar or 1 storey + basement (max.)	2 storeys
Front Yard	24' (min.)	24'
East Sideyard	7' (min.)	18'
West Sideyard	7' (min.)	7'
Rear Yard	35' (min.)	35'
F.S.R.	.75 (max.)	.37
Site Coverage	40% (max.)	39%
Parking	9 (min.)	10

Manager's Report, June 9, 1978 (BUILDING: A-4 - 3)

Clause 1 Cont'd

The proposed development would have a density of 19 units per acre compared to approximately 13 units per acre for the remainder of the block. It should be noted that this density is somewhat higher than that of a normal one-family dwelling district because of the relatively small site sizes.

Recommendations for approval of this Development Permit Application were made by the Planning Staff, the Urban Design Panel, the Area Planner, the Riley Park Citizens N.I.P. Planning Committee and the Development Permit Staff Committee.

The Director of Planning considers that the development could be substantially improved in relation to the neighbouring properties if the number of units were reduced. If the site was subdivided into the normal minimum single family lot size, some 2 units would be possible. Because of configuration of the site a normal subdivision would be difficult. A townhouse development of about 6 units would seem appropriate.

However, because of the strong objections from a number of neighbouring property owners, the recommendation from a number of other groups and Council's previously stated concerns related to townhouse developments, the Director of Planning would seek the guidance of Council on this matter. The Director of Planning would be prepared to approve a revised application for a suitably designed 6-unit townhouse development. "

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION:

2. 531 Carrall Street - Demolition Request

The Director of Planning reports as follows:

" BACKGROUND

On February 10th, 1978, a letter was received by the City Clerk's Office (see attached Appendix 'A'), from the owners of the above property, the Lim Sai Hor (Kow Mock) Benevolent Association. The letter requested the approval of City Council for the demolition of the historic building situated on the property, and its replacement with a modern structure. (NOTE: No development permit application has yet been received for a new replacement building).

The property lies within both the HA-1 Zone (Chinatown Historic Area) and also the original Provincially - designated (1971) Historic Site of Chinatown. The building (see Appendix 'B' for existing facade photograph) was originally constructed in 1903. It is a 3-storey brick and timber structure, but many of the original architectural facade details have been either removed or stuccoed over.

Existing uses are:

- Main Floor - social club, office
- 2nd Floor - vacant (formerly residential)
- 3rd Floor - meeting room and offices
- vacant residential rooms.

The building formerly contained 28 residential rooms, which have been vacant since 1972, because of non-compliance with new Building and Fire By-Law requirements.

Cont'd . . .

Clause 2 Cont'dANALYSIS

The matter was referred to the Chinatown Historic Area Planning Committee (C.H.A.P.C.) for their advice on March 10th, 1978. The C.H.A.P.C., after consideration of this demolition request, approved the following recommendation:

"THAT the demolition request for the building at 531 Carrall Street NOT BE APPROVED at this time. The C.H.A.P.C. however would like to encourage the owner to reconsider the possibility of rehabilitating the existing building to meet current standards rather than demolishing an important heritage building and rebuilding a new structure in its place."

Since the residential units in the building have been vacant since 1972, it is not subject to the provisions of the Demolition Control By-Law. However, since the property was originally designated by the Province under the Archaeological and Historic Site Preservation Act, it cannot be altered or demolished without the approval of the Minister of Recreation and Conservation, acting upon the advice of City Council, as his designated advisory body in these matters. Although the Province has recently amended the original Act, it still retains final responsibility for previously designated properties within Gastown and Chinatown.

The possible heritage merit of the existing building is affected somewhat by the extent of exterior desecration that has occurred in recent years, before it was designated as a heritage property. The Gastown-Chinatown Architectural Survey (conducted in 1971) gave a fairly high heritage rating to it, noting especially its value as one of the earliest excellent examples of the "Chinese balcony" style which is a common and predominant feature of many of the Chinatown heritage buildings. Therefore, if at all possible, the owners should be encouraged to retain and upgrade the existing building.

SUMMARY

Both the Chinatown Historic Area Planning Committee and the Director of Planning do not favour approval of this demolition request at this time. If a development permit application is submitted in future, proposing redevelopment of the site, possible demolition of the existing building would only be considered if the architectural design of the new development is considered to be of sufficient quality and in keeping with the character and unique heritage of the Chinatown Historic Area, and if it can be satisfactorily demonstrated that it is definitely not feasible to up-grade and preserve the existing building.

RECOMMENDATION

The Director of Planning recommends:

THAT the request for demolition of the historic building located at 531 Carrall Street be refused, and further consideration of this matter be deferred until such time as a development permit application is submitted for the redevelopment of the property, and further

THAT this recommendation be communicated to the Minister of Recreation and Conservation, should the applicant wish to appeal this further to the Provincial Ministry concerned."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, June 9, 1978 (BUILDING: A-4 - 5)

INFORMATION:

3. 835 Beatty Street
Development Permit No. 80066

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. David C. Valpy, President of Sunshade Interiors Limited (see Appendix A) objecting to the filing of a new Development Permit Application with payment of an additional \$375.00 processing fee, to use a 4,000 sq. ft. portion of his development for office and showroom rather than the use approved by Development Permit No. 80066.

The Development Permit Application No. 80066 requesting the alteration and use of the premises at 835 Beatty Street for:

basement	- warehouse - existing
1st storey	- office/showroom/wholesale/blind assembly
2nd storey	- drapery/venetian blind assembly

was filed by Mr. David C. Valpy on February 6, 1978 (with an attached letter (Appendix B) stating the basement would be rented for warehouse space to a tenant yet to be obtained). The application was approved by the Director of Planning on February 27, 1978 and was subsequently issued on March 2, 1978, thereby permitting:

'the alteration and use of the existing building as a warehouse in the basement, venetian blind manufacturing workroom, shade cutting and assembly on the ground and second floors.'

The approved drawings indicate accessory offices on the main and second floors.

On March 20, 1978, Jonathan Yardley, Architect, on behalf of Mr. David Valpy, submitted a letter requesting a minor amendment to change the use of the ground floor from manufacturing and assembly to retail/office. The drawings indicated two retail/office areas, each with separate access to the street, washrooms and freight elevator.

The Downtown District Schedule (DD) in which this site is located requires that all uses first require the approval of the Development Permit Board. A Development Permit Application is therefore required for the change of use proposed and cannot be considered as a minor amendment.

Section 3.3.3 of the Zoning and Development By-law permits the Director of Planning to consider Development Permit applications for such uses where the consent of the Development Permit Board would otherwise be required.

In this case, the Director of Planning would be prepared to exercise such discretion if a Development Permit Application was filed.

With regard to Mr. Valpy's objection to the payment of the fee, the Zoning and Development Fee By-law No. 4188 clearly states that every Development Permit application must be accompanied by the required fee. There is no provision for the fee to be relaxed."

The City Manager submits the foregoing report for the INFORMATION of City Council. Council may also note that a review of all development permit fees is underway by Planning and Finance, and this may result in lower fees for minor developments such as this.

Manager's Report, June 9, 1978 (BUILDING: A-4 - 6)

RECOMMENDATION:

4. Alterations to Gabriola, 1523 Davie Street
D.P.A. #79973

The Director of Planning reports as follows:

"On December 17, 1974, Council designated Gabriola Mansion as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building to change its use to restaurant including: retention and repair of existing slate roof; retention and repair of existing stained glass; glazing of the sun porch to form an interior dining area; construction of new fire egress; and upgrading of existing landscaping. In addition, all possible interior features will be preserved.

On April 3, 1978, the Development Permit Board approved the Development Permit Application subject to certain conditions including that prior to the issuance of the Development Permit, the final details of interior and exterior alterations, including the slate roof are first approved by City Council after receiving advice from the Heritage Advisory Committee and the Urban Design Panel.

On May 18, 1978, the Urban Design Panel recommended that the exterior alterations be approved, subject to three conditions:

- that the proposed ornamental ironwork balcony above the porte-cochère be deleted as it does not form part of the original building;
- that a butt glazing method be used for the 'solarium;'
- that the roof vents be painted to match the colour of the slate roof.

On May 29, 1978, the Heritage Advisory Committee discussed the application and recommended approval of the exterior alterations.

On June 5, 1978, the Director of Planning reviewed the application, and concurred with the above-mentioned conditions recommended by the Urban Design Panel. The applicant has since agreed verbally to meet these conditions.

The Director of Planning recommends that Council approve the interior and exterior alterations to Gabriola, 1523 Davie Street, as described in Development Permit Application #79973."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Amendments to the RS-1A District Schedule

The Director of Planning reports as follows:

"BACKGROUND

City Council on December 14, 1976 approved the rezoning of portions of Cedar Cottage and Kitsilano to permit the legalization of additional dwelling units. It is noted that the rezoning of these areas to RS-1A was enacted on March 15, 1977.

The intent of the rezoning was the rectification of the long standing illegal suite situation in the two areas, whereby an additional dwelling unit existing prior to March 15, 1977 could be legalized

Cont'd . . .

Manager's Report, June 9, 1978 (BUILDING: A-4 - 7)

Clause 5 Cont'd

subject to the approval of the Director of Planning and given a development permit for a five year period if the accommodation met a number of livability criteria. New additional dwelling unit accommodation would also be allowed in single family dwellings existing prior to the date of enactment subject to meeting the same set of criteria.

ANALYSIS

The section of the RS-1A District Schedule (Section 2.A (2)) created to achieve the above objectives permits new units in single family dwellings in existence prior to the Zoning change but due to the wording effectively excludes the legalization of additional dwelling units existing prior to March 15, 1977. Such exclusion effectively defeats the intent of the RS-1A schedule which was to allow the upgrading and legalization of existing additional dwelling units.

The Director of Planning believes that the RS-1A schedule should be amended to allow the retention and upgrading of additional dwelling units existing prior to March 15, 1977 and recommends that these changes be considered at the same Public Hearing for District Schedules, being the balance of housekeeping amendments.

RECOMMENDATIONS

The Director of Planning recommends:

- A. THAT the conditional use section of the RS-1A District Schedule be amended to permit dwelling units which existed prior to March 15, 1977 subject to the same regulations as presently pertain to new additional dwelling units.
- B. THAT these amendments be referred to the same Public Hearing for District Schedules being the balance of Housekeeping Amendments."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

- 6. Exterior Alterations to the C.P.R. Station,
601 West Cordova Street: D.P.A. #80838

The Director of Planning reports as follows:

"On December 17, 1974, Council designated the C.P.R. Station as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacement of windows; renovation, landscaping, and access improvement for lightwell and interior courtyard on upper floors; and replacement of canopy on the east elevation.

The Director of Planning approved the Development Permit Application on May 23, 1978, subject to approval by City Council after receiving advice from the Heritage Advisory Committee.

On May 29, 1978, the Heritage Advisory Committee discussed the application and recommended approval.

The Director of Planning recommends that Council approve the exterior alterations to the C.P.R. Station as described in Development Permit Application #80838."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Non-Market Lease - Enclave 19 - Champlain Heights

The Champlain Heights Project Manager and the Director of Finance report as follows:

"On November 9th, 1976, Council passed the following motion when dealing with the subject of non-market housing sponsors:

1. Enclave 14 be allocated to the Society of Royal Arch Masons and the Japanese Canadian Society.
2. Enclave 18 be allocated to La Petite Maison Co-operative Housing Association.
3. Enclave 19 be allocated to the G.V.R.D. Non-Profit Housing Corporation
4. The above allocations be subject to the City, the sponsors and the senior levels of government agreeing to satisfactory terms for the land leases. Following these discussions, the Director of Finance will submit a report for Council's consideration, detailing terms and conditions of the leases.

Unfortunately, due to changing programs and uncertainties of financing with respect to senior citizens housing, we are unable to report terms and conditions for Enclave 14 at this time. Terms and conditions for Enclave 18 were approved by Council October 18, 1977. The purpose of this report is to request approval of the terms and conditions for leasing Enclave 19 to the Greater Vancouver Housing Corporation.

The sponsors of Enclave 19 have met with staff and worked out a development program. They have commissioned an architect; site plans and unit elevations have been completed which are generally satisfactory to C.M.H.C., and loan applications have been prepared and presented.

With respect to land dealings where non-market sponsors are involved, City Council adopted the following policies on November 9th, 1976:

- (i) When City owned land is being leased for non-market use, the value of the lease be set at two-thirds of the full market value of the land, at its intended use, and,
- (ii) Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternate lease terms.

Lease Values

Council policy regarding land leased to non-market housing sponsors was noted earlier.

Establishing land values in the current market is a difficult task as there have been relatively few transactions involving comparable properties. The Supervisor of Properties has considered recent sales and independent appraisals and has estimated the market value of Enclave 19 at \$14,000 per unit. Recognizing the difficulty in establishing market value, the Supervisor of Properties has recommended the above value even though he considered it to be at the low end of the possible range of market values. This figure was then discounted by one third to arrive at the recommended non-market lease value of \$9,333 per unit for Enclave 19.

Payment of Rent

In 1975, when Council approved the leasing of land in Champlain Heights, Areas E and F, it resolved that the land for non-market housing would be leased with rent payments made on an annual basis. This type of lease provides control for the City over the project as well as set times for revaluations of the lease. At those revaluations, if the project can afford it, the City may be able to negotiate rent increases that allow it to recoup part of its subsidy on the land. With a prepaid lease, the rent is fixed at the beginning and is not renegotiated. Therefore, from the City point of view an annual lease is preferable. It may also be preferable to the non-market group should land values decline in the future.

Cont'd . . .

Manager's Report, June 9, 1978 (BUILDING: A-4 - 9)

Clause 7 Cont'd

However, the Greater Vancouver Housing Corporation, which builds and operates non-profit rental accommodation feels that a prepaid lease would fit their financing and ongoing economics better than an annual lease. While the Director of Finance does not agree with the principal of prepaid leases for non-market purposes for the reasons set out above, the City has, in the past, treated GVHC as a special case and has granted prepaid leases to this sponsor. In the interests of resolving these lease negotiations, it is recommended that a prepaid lease to GVHC be accepted by the City. It is the position of the Director of Finance that this not be considered a precedent for other non-market developments in Champlain Heights. The Director of Finance will be reporting on the economics of leasing dealing with the questions of annual rental payments versus prepayment in the near future.

Summary

In summary, this report recommends a 60 year prepaid ground lease between the City and the Greater Vancouver Housing Corporation at two thirds of the freehold market value as determined by the Supervisor of Properties.

These terms have been discussed with the GVHC and they concur with the following recommendation.

The Champlain Heights Project Manager and the Director of Finance recommend:

THAT Council authorize that a 60 year prepaid ground lease be entered into with the Greater Vancouver Housing Corporation for Enclave 19 at a rental of \$980,000 and with terms and conditions generally as set out in Appendix A. The exact terms and conditions to be to the satisfaction of the Director of Legal Services and the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager, Champlain Heights, and the Director of Finance be approved.

INFORMATION:

8. Champlain Heights Enclave 19

The Champlain Heights Project Manager reports as follows:

"The Development Permit and Building Permit for Enclave 19 has been issued. The terms and conditions of the lease for this Enclave have been agreed to by G.V.R.D. and are the subject of an earlier report to Council this day. The lease itself will take a minimum of 4 to 6 weeks before registration.

The Greater Vancouver Housing Corporation has expressed a strong desire to commence clearing and preliminary site service work prior to the execution and registration of the lease. Requests under similar circumstances have been made and granted.

A Letter of Agreement has been prepared by the City which protects the City's interests and includes appropriate liability insurance clauses. This arrangement will serve as an interim agreement pending the execution of the lease during which time preliminary site works can commence."

The City Manager submits the foregoing report of the Champlain Heights Project Manager for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 235

A-6

FIRE AND TRAFFIC MATTERS

CONSIDERATION

Free Downtown Bus Service

The City Engineer reports as follows:

"INTRODUCTION

On April 18, 1978, Council reviewed the funding arrangements for the free downtown bus service and authorized an additional allocation of \$26 000 to allow service to continue through the end of June. During the period between April and June, efforts were to continue to find alternate funding sources. Council also authorized an interim allocation of \$6000 to print and distribute a questionnaire/ publicity brochure via B.C. Hydro utility billing. The \$6000 allocation was to be replaced by a portion of a \$30 000 grant provided by the Federal Government to study FreeBus and overall downtown transit routing and service levels.

The purpose of this report is to review the current status of funding for the FreeBus.

BACKGROUND

Since the FreeBus service was instituted on December 8, 1977, ridership patterns ave increased steadily. At the present time, approximately 2800 people utilize ne service each day and, by the end of June, total ridership will approach 00 000 people. This service has been provided at an average cost of 19¢ per passenger compared to a total system cost of 67¢ per passenger. In summary, most of the original objectives have been accomplished and the program is a success.

The past funding provided for the operating expenses of the free downtown bus service is summarized as follows:

Merchants	- \$ 46 500
City	- \$ 56 000
Total	- \$102 500

This funding will be depleted June 30th and includes the additional \$26 000 allocated by Council in April. If the FreeBus were continued through the end of the year, an additional \$102 000 would be required at the rate of \$17 000 per month.

The questionnaire/publicity brochure on FreeBus authorized by Council has been designed and is ready for printing. In addition, the details have been worked out with B.C. Hydro for distribution of the brochures through the standard utility billing process. Final printing and distribution of the 300 000 brochures has been delayed pending a decision on the continuation of FreeBus service beyond June.

ALTERNATIVE FUNDING SOURCES

Over the past six months, several funding sources have been reviewed to finance the FreeBus service. Initial efforts were made to extend the life of the service through the end of the year by applying to the Ministry of Transport. The request, made in cooperation with the Province, was to transfer the remaining unused portion of 'Turn Down Traffic Volume' project funds (\$135 000) for a FreeBus study. The Ministry of Transport indicated that it could not fund local transit deficits, but agreed to provide \$30 000 for a study of FreeBus and down - town transit service.

The Ministry of Transport referred the City to an alternate Federal funding source, the Urban Transportation Assistance Program (UTAP). Application was made through the Province for this funding source. However, the guidelines for UTAP funding were received in the last week and indicate that transit deficits are not eligible. UTAP grants shall not be used to finance "past or future operating costs of urban transportation systems". Although the FreeBus application is still pending, funding through UTAP appears unlikely.

B. C. Hydro was also contacted relative to funding assistance and they are unwilling to finance the FreeBus operation. The Ministry of Municipal Affairs is also unwilling to provide funding at this time. The new provincial transit legislation may provide a means to operate and finance a transit service such as FreeBus. However, it is too early to consider this legislation as a means of continuing the service. In addition, earlier discussions with merchants indicate that further funding from that source is unlikely.

In summary, no alternative funding sources have been identified to continue the FreeBus service. If Council wishes to continue the service, City funds are the one remaining source.

CONSIDERATION

The City Engineer offers the following two options for Council's CONSIDERATION:

- A. That Council allocate an additional \$102 000 for continuation of the free downtown bus service to December 31, 1978, with the additional cost to be funded from Contingency Reserve;
- B. That the FreeBus service be terminated on June 30, 1978 and the over-expenditure, estimated to be \$1383, assuming all pledges are received, will be funded from Contingency Reserve."

The City Manager submits the foregoing report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 234 & 239

MANAGER'S REPORT, June 9, 1978 (FINANCE: A7-1)

FINANCE MATTERS

INFORMATION

1. Royal Vancouver Yacht Club:
Development in Coal Harbour

The Director of Legal Services reports as follows:

"City Council at its meeting of May 2, 1978, requested a report after its rejection of the proposed lease to the Royal Vancouver Yacht Club for a portion of the Stanley Park foreshore. You have requested the following specific information:

1. What control the City has over the R.V.Y.C. creating an island in Coal Harbour.
2. If the R.V.Y.C. can do this, what control does the City have over development on the island.

The specific development involved an island which was partially on a water lot leased from the National Harbours Board and partially on the area between high and low water marks which is leased by the City of Vancouver from the Federal Ministry of National Defense. In that particular instance, the City has control over the construction of the island, since it has control over the foreshore between high and low water marks. The refusal to lease the area required for the island would prevent the construction of the island in that area.

It is an entirely different matter with respect to the possibility of the island being constructed entirely on the National Harbours Board water lot. It is very difficult to give a definitive opinion as to the rights of the Club in these circumstances. The rights of the Club would depend entirely on the particular facts of each case, and consideration would have to be given, amongst other things, to the following:

1. Whether or not the Club could obtain approval under the Navigable Waters Protection Act. The City would have the right to oppose the development of the island, but the objections likely would be on grounds which are not relevant to the problems of navigation but would be relevant to the aesthetics and use of Stanley Park.
2. There are problems of constitutional law in this matter, having regard for the fact that the Federal Government has powers with respect to shipping and navigation and these powers could include the use of facilities on Federal property including land created by fill. It might be established that the facilities on the island are related only to servicing of the marine activities and consequently fall within Federal jurisdiction, but on the other hand, facilities which are unrelated to marine activities such as a restaurant, might be under control of the City's Zoning By-law.
3. The ownership of the land upon which the development will be carried out is Federal land, and in the circumstances the Federal Government is not subject to the City's zoning, and if the N.H.B. decided that the island was to be created under its authority, then there is little the City could do to prevent it.

cont'd....

MANAGER'S REPORT, June 9, 1978 (FINANCE: A7-2)

Clause No. 1 cont'd

The essential element of control is the access to the N.H.B. water lot which has historically been from Stanley Park and is the only practical access. The Club presently encroaches on park property with a ramp and has a small turn-off and driveway. The parking lot also is used by Club members. The refusal to provide the foreshore amenities would create considerable difficulty for the Club in making use of an island if it goes to proceed in that way.

Essentially, therefore, the Club could have a legal right to create an island, but the City has the power to control access from Stanley Park, so the matter is a stand-off situation."

The City Manager submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

2. 75th Annual Convention of U.B.C.M.:
September 20th, 21st and 22nd, 1978

The City Clerk reports as follows:

"Official notification has been received of the 75th Annual Convention of the U.B.C.M. which will be held in Penticton on September 20, 21 and 22, 1978. The Convention Host is the City of Penticton and Convention headquarters is the Peach Bowl Convention Centre.

Registration fees are \$65.00 for delegates if received by September 8, 1978, and \$78.00 if received after September 8th. Spouse registration fees are \$35.00 if received by September 8th, and \$42.00 if received after September 8th. Fifty percent of these registration fees will be retained for any cancellations subsequent to that date.

All delegates who are elected representatives of member Municipalities or Regional Districts are entitled to vote.

Department Heads were requested to submit draft resolutions for Council consideration at the June 27th meeting. No draft resolutions have been received by this Office. The deadline date for receipt of resolutions by U.B.C.M. is Friday, July 7, 1978."

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

RECOMMENDATION

3. Additional Staff - Zoning Counter

The Acting Director of Permits and Licenses reports as follows:

"On May 16, 1978, City Council dealt with a report from the Director of Permits and Licenses which requested that Council reconsider its decision not to provide the Real Estate Board with Zoning information for dissemination to its members.

The report which Council turned down on May 16, 1978, contained a statement by the City Manager that the telephone service at the Zoning Counter was unacceptable and if relief was not obtained by the transfer of Zoning data to the Real Estate Board, additional staff would be required.

cont'd....

MANAGER'S REPORT, June 9, 1978 (FINANCE: A7-3)

Clause No. 3 cont'd

Since Council's decision the Zoning Counter has been increased by one temporary staff member who with the assistance of automatic telephone answering and recording equipment has been maintaining Zoning enquiry service.

There is an average of 60 telephone enquiries per day of which 85% - 90% are believed to be from realtors and/or developers. During peak enquiry times we are able to reply in a maximum of two hours; during quieter periods the service is much better. However, due to the workload there are seldom times when the calls can be dealt with by an immediate response.

In view of the foregoing it is recommended that City Council authorize the establishment of a Plan Checking Assistant 1 position to maintain the level of service at the Zoning enquiry counter as outlined.

The Acting Director of Permits and Licenses RECOMMENDS that:

- (a) One additional permanent position of Plan Checking Assistant 1 be authorized subject to classification by the Personnel Services Department.
- (b) The cost for the balance of 1978 is \$9,073.00 and it is confirmed that this amount is available within the departmental budget due to unforeseen staff changes. The recurring annual cost, to be funded in 1979, will be \$15,550.00.
- (c) No additional office equipment will be required."

The City Manager RECOMMENDS that:

'City Council approve the establishment of a temporary Plan Checking Assistant 1 position for the remainder of the current year to December 31, 1978. The Director of Planning and the Acting Director of Permits and Licenses to submit a joint report on alternatives to the present method of serving the Zoning Counter and the feasibility of charging a service fee. Such report to be forwarded for Council's consideration by October 31, 1978.'

RECOMMENDATION

4. Park Board - Staffing

The Superintendent of Parks and the Administrative Analyst report as follows:

"Some recommendations of the 1973 report from Kates, Peat and Marwick (Management Consultants), although agreed to by the Park Board and Council, required further study before implementation. One such recommendation was to increase clerical staff. Their report stated:

'The administration is also under staffed in clerical and support personnel and management, and supervisory staff are heavily involved in clerical functions and activities.'

Their recommendations included the following:

'Review techniques and procedures currently used in mechanical equipment selection, servicing and dispatching; establish a centralized equipment control and dispatching function; establish an improved system for the provision of mechanical equipment maintenance services.'

cont'd....

MANAGER'S REPORT, June 9, 1978 (FINANCE: A7-4)

Clause No. 4 cont'd

As a first step in implementing the necessary changes, the following report recommends the elimination of three positions; the downward reclassification of one position and the establishment of four new positions. In anticipation of organizational changes, one of the downward reclassifications has already been processed.

The estimated annual recurring cost of the proposed reorganization is \$3,312 at 1977 rates.

PRESENT OPERATING CONDITIONS

At present the operating branches working out of the Stanley Park Service Yard and Sunset Nursery do not employ any clerical personnel. Minor clerical duties, such as assigning account codes to work orders and requisitions, are performed by the foremen and supervisors. A recent study indicated that 30% of their time was devoted to clerical functions; the balance being distributed to direct supervision, planning and scheduling, estimating and expediting.

Whereas some Engineering branches have a computerized work order system, which provides a weekly cost update on all work orders, the Park Board must rely on the monthly general ledger as the only cost summary available to field staffs. Because it is available approximately twenty days after each month end, it is virtually impossible for the supervisor, who is responsible for cost control, to be aware of the day-to-day status of those accounts which he controls.

Two perpetual inventory systems are maintained on the stock items kept in the Stores Section. The system in the Stores Section controls the inventory by quantity only; the clerk in the Financial Services Division receives input from the Purchasing Section in order to maintain a system complete with unit costs of each item. Furthermore, this clerk has assumed additional duties relating to the new casual payroll system; checking, coding and balancing this payroll for three man-days per week. The added time required to complete the payroll tasks is a consequence of the increased volume of work associated with the new labour payroll system implemented in 1977, as well as the increased number of payroll sheets due to staff increases for new facilities.

In addition to the above inventory control system, the Income Operations section controls an inventory system for refreshment services supply items.

PROPOSED CHANGES

The Sub-Foreman I in charge of Sanitation retired on May 31, 1977. A reorganization approved by Council in June 1977 reduced the load on the Supervisor of Janitorial Services substantially. This reduction is sufficient to allow assignment of some of the Sanitation Foreman's duties to the Janitorial Services Supervisor; the balance of his duties can be assumed by the proposed clerical group, staff of the Supervisor of Horticultural Maintenance and by Stores staff. It is proposed that the Sub-Foreman I (Sanitation), currently funded at \$17,270 per year, including fringe benefits, be eliminated and a position at the level of Engineering Operations Clerk be established. The proposed new position would work a 37½ hour week as in Engineering's operating branches and would have to be hired at the top step, resulting in an annual cost of \$20,106. The cost increase from this proposal is \$2,836 per year.

Approximately 40% of the time of a Labourer employed in the Stores Section is utilized in performing clerical tasks. The balance of his time is consumed by general stores duties more appropriately delegated to the Storeman. It is proposed that the Labourer position, currently funded at \$15,130 including fringe benefits, be eliminated. It is further proposed that a position of Driver -

cont'd....

MANAGER'S REPORT, June 9, 1978 (FINANCE: A7-5)

Clause No. 4 cont'd

Light Delivery be established at an annual cost (mid-range) of \$13,453 per year. The proposed new position would be responsible for making up orders of janitorial and other supplies for all outside locations (previously the responsibility of the Sanitation Sub-Foreman), help issue and receive goods at Stores and distribute small garbage containers as required. The driver would be employed on a regular 35-hour week, resulting in a net saving of \$1,677 per year.

The Sub-Foreman I employed at Sunset Nurseries is scheduled to retire at the end of July. A recent job survey indicated that virtually all of his duties are clerical in nature, principally related to street trees. Requests from the public, the Engineering Department, B. C. Telephone and B. C. Hydro for branch and/or root pruning, tree removal and tree planting, are co-ordinated, recorded and transmitted to the various supervisors for action. Cost records are maintained for billing to B. C. Telephone, B. C. Hydro and the Engineering Department. The incumbent also maintains an employee work record and issues fertilizers, chemicals and tools from the stores at Sunset Nursery.

This position is currently funded at \$17,270 per year. Upon the incumbent's retirement, it is proposed to eliminate the position and replace it with a Clerk II at an annual cost of \$11,921 per year (at mid-range, including fringe benefits). The net reduction in costs from this proposal is \$5,349 per year.

It is further proposed to establish a new position at the Clerk II level to maintain the stores perpetual inventory, extend information on costing sheets and to assume responsibility for radio dispatching and telephone answering. The three systems presently being maintained to control Stores and Income Operations inventory is to be replaced by a single "one-write" system at a non-recurring cost of approximately \$1,500. The centralization of these three systems into one new position may reduce the workload somewhat in the Income Operations Section and the Finance Division. This will be the subject of a future report.

The radio dispatch and telephone answering is currently being shared by the Storeman, the Labourer and Storekeeper. Delegation of these responsibilities to a specific clerk will result in more effective communication with work crews in the field. The total cost of the additional position at the mid-step will be \$11,921 per year, including fringe benefits.

A portion of the proposed reorganization has already been implemented. The Trades Foreman in charge of fence construction recently retired. Although this position is funded as a Trades Foreman (\$24,660 per year including fringe benefits), it has been filled at the Foreman I level of \$20,241 per year for a net annual saving of \$4,419.

The final proposed change is to transfer responsibility for the Stores and Dispatch Operations from the Purchasing Section of the Finance Division to the Building Services and Maintenance Section of the Operations Division. This is consistent with previous recommendations and places control into the Division being served. The Finance Division would continue to oversee accounting and purchasing procedures.

SUMMARY

The proposed additional clerical staffing in the operating branches can be accomplished at minimal cost through reorganizing supervisory responsibilities and reclassifying existing positions. The following positions are to be eliminated:

cont'd....

Clause No. 4 cont'd

- 1) Sub-Foreman I (Sanitation) - vacant \$17,270
- 2) Sub-Foreman I (Sunset Nurseries) 17,270
- vacant August 1st
- 3) Labourer I (Stores) 15,130

The position of Trades Foreman reclassified
to Foreman I - net saving of 4,419

\$54,089

The following positions are to be added:

- 1) Operations Clerk \$20,106 (top step)
 - 2) Driver - Light Delivery 13,453 (mid-step)
 - 3) Two Clerk II 23,842 (mid-step)
- \$57,401

Net Annual Recurring Costs \$ 3,312

Non-Recurring Costs

- . Inventory Card System \$1,500
- . Renovations 6,500
- . Furniture, Telephone 2,500
- Total \$10,500 \$10,500.

Salary Costs for 1978 are available in the Park Board budget.

The Superintendent of Parks and the Administrative Analyst RECOMMEND as follows:

- (a) That the following positions be eliminated:
 - (1) Sub-Foreman I (Sanitation)
 - (2) Sub-Foreman I (Sunset Nursery)
 - (3) Labourer I (Stores).
- (b) That, subject to classification by the Director of Personnel Services, the following four positions be established:
 - (1) Operations Clerk
 - (2) Driver - Light Delivery
 - (3) Two - Clerks II
- (c) That the non-recurring cost of implementation (\$10,500) be funded from Contingency Reserve."

The City Manager RECOMMENDS that the recommendations of the Superintendent of Parks and the Administrative Analyst be approved, with the exception that the Park Board fund the NNR costs of \$10,500 by reallocation within the Park Board current operating budget.

A copy of this report has been sent to both the V.M.R.E.U. and C.U.P.E. (Local 1004).

FOR COUNCIL ACTION SEE PAGE(S) 233 & 236

MANAGER'S REPORT, JUNE 9, 1978 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - N.W. Corner of Granville Street and Beach Avenue

The Supervisor of Properties reports as follows:-

"The South 175' of Lot F, Block 122, D.L. 541 situated at the N.W. Corner of Granville Street and Beach Avenue is leased to Black Top and Blue Cabs (1960) Ltd. for 30 years from June 1, 1958.

The rent is subject to review as of June 1, 1978 and the lessees have, after negotiation, agreed that it be increased from \$488.75 per month plus taxes to \$1,060.00 per month plus taxes.

It is recommended that effective June 1st, 1978 the rent be increased to \$1,060.00 per month plus all taxes as if levied.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Establishing a Portion of City-owned Property for Lane Purposes - North Side 2nd Avenue East of Pine

The Supervisor of Properties reports as follows:

"In 1936 the City acquired, by way of tax sale, Lots 39 and 40, Block 219, D.L. 526, Plan 590, situated on the North side of 2nd Avenue, East of Pine Street. In 1939 this property was sold with the City retaining title to the North two feet required for lane purposes.

It has recently been determined that this portion of Lots 39 and 40 has never been formally established for lane purposes and to resolve this problem the City Engineer has requested the Supervisor of Properties to formally establish these properties for lane purposes at this time.

It is therefore recommended that the North two feet of Lots 39 and 40, Block 219, D.L. 526, Plan 590 be formally established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Consent to Assignment of Lease - City-owned Lane between Broadway and 8th Avenue

The Supervisor of Properties reports as follows:

"Lawson Oates on Broadway Ltd. lease a portion of lane in Block 333, District Lot 526, for a period of thirteen years from February 1st, 1974 to January 31st, 1987.

Application by letter has been received from the lawyers acting on behalf of Chrysler Canada Ltd. to have said lease assigned from Lawson Oates on Broadway Ltd. to their client.

cont'd.....

MANAGER'S REPORT, JUNE 9, 1978 (PROPERTIES: A9 - 2)

Clause No. 3 continued:

It is recommended that the City consent to an assignment of lease of lane between 8th Avenue and Broadway from Lawson Oates on Broadway Ltd. to Canada Chrysler Ltd. for the remaining term of said lease, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review - 240 Northern Street

The Supervisor of Properties reports as follows:

"City Council on March 13, 1973 approved a lease, to B. Prem Laminates Ltd. of 240 Northern Street for a term of 15 years and with a rental review every 5 years.

Following negotiations, the lessee has agreed to a rental increase from \$1,002. per month plus taxes, as if levied, to \$1,200. per month plus taxes, as if levied, commencing June 1st, 1978. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective June 1st, 1978, the rental be increased to \$1,200. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Rental Review - 1602 Western Street

The Supervisor of Properties reports as follows:

"City Council, on February 6, 1973, approved a lease to C.D.W. Steel Ltd. of 1602 Western Street for a period of 15 years and with a rental review every five years.

The rental for the first five year period, January 1973 to December 31, 1978, was a ground lease rental only. However, the present rental review and all subsequent reviews will be the market rental of both land and building.

Following negotiations, the Lessee has agreed to a rental increase from \$290.00 per month plus taxes to \$1,300 per month plus taxes commencing January 1, 1978. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective January 1, 1978, the rental be increased to \$1,300.00 per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Site Acquisition for Kivan Boys' and Girls' Club - 2849, 2875 and 2881 St. George St.

The Supervisor of Properties reports as follows:

cont'd.....

MANAGER'S REPORT, JUNE 9, 1978 (PROPERTIES: A9 - 3)

Clause No. 6 continued:

"On May 2, 1978, City Council approved the following recommendations of the Standing Committee on Planning and Development contained in the attached clause of its report dated April 20, 1978.

'Recommended:

- A. THAT, in view of the opposition of the Parks Board to relocating the Kivan Boys' and Girls' Club on Robson Park, the purchase of a site adjacent to Robson Park be considered as a first priority for funding from the 1978 Supplementary Capital Budget.
- B. If the funding is approved, the Supervisor of Properties be instructed to negotiate the purchase of a site adjacent to Robson Park for the construction of a Boys' and Girls' Club.'

It is noted that the estimated costs respecting the site adjacent to Robson Park as mentioned in said report were:

Acquisition and Demolitions	\$240,000.00
LESS: Estimated Proceeds from sale of 12th and St. Catherines Site	<div style="border-top: 1px solid black; display: inline-block; width: 100px; text-align: right;">90,000.00</div>
	\$150,000.00

The properties involved in this site are legally described as Lot G and Parcel 2 of Lot E, S.E. Ptn. of Block 129, D.L. 264A, Plan 2797, Lot 7 exc Parcel A, Block 132, D.L. 264A, Plan 923 and 1771, Parcels A and B of Lot 7, Block 132, D.L. 264A, Plan 923 and 1771.

The Total acquisition cost of said site is \$235,000.00 subject to the following conditions:

Sale date of Lot G and Parcel 2 of Lot E, above described, to be May 31, 1978, with the owner having rent-free possession to June 30, 1978, and thereafter, paying a rent of \$300.00 per month for the months of July, August and September. The dwelling to be demolished when vacant.

Sale date of Lot 7 exc Parcel A and Parcels A and B of Lot 7, both under one ownership, to be May 31, 1978, with the owner having rent-free possession to June 30, 1978. The City will then give the tenants the required four months notice to vacate and demolish the dwelling when vacant.

The Director of Finance advises that \$150,000.00 is provided in the 1978 Supplementary Capital Budget. The remaining \$90,000.00 is to come from the sale of the 12th and St. Catherines site. It is noted that of the estimated \$90,000.00 to be received from this sale, approximately \$50,000 is required to reimburse the Land Purchase Fund. In the original Council Report of July 26, 1977, the Director of Finance advised that Council would have to make an immediate decision to sell the Kimount Site when the new Kivan is built in order to reimburse the Land Purchase Fund. Council did not choose this action and passed the following motion:

- 'g) That Council instruct the Director of Social Planning in conjunction with the Boys' and Girls' Club to evaluate the Kimount unit vis-a-vis Kivan after the new Kivan unit has been in operation for six months. A decision on whether to sell the Kimount site is to be made after this evaluation.'

cont'd.....

MANAGER'S REPORT, JUNE 9, 1978 (PROPERTIES: A9 - 4)

Clause No. 6 continued:

Since Council did not specify a funding source for the repayment of the Land Purchase Fund, and since Council has now directed that these properties (12th & St. Catherines) be sold, then the proceeds of the sale available for these purchases is approximately \$40,000 not \$90,000 as has been previously stated. Therefore, pending the decision on review of the sale of the Kimount Site, \$50,000.00 of Revenue Surplus funds must be set aside as interim financing for the site acquisition.

Therefore, it is recommended that:

- A. The Supervisor of Properties be authorized to acquire Lot G and Parcel 2 of Lot E, S.E. Ptn. of Block 129, D.L. 264A, Plan 2797 for the sum of \$60,000.00 and both Lot 7 exc Parcel A, Block 132, D.L. 264A, Plan 923 and 1771, Parcels A and B of Lot 7, Block 132, D.L. 264A, Plan 923, and 1771 for the sum of \$175,000.00 on the foregoing basis. These amounts are to be chargeable to Account Code 562/1201.
- B. The amount of \$50,000.00 be appropriated from Revenue Surplus as interim financing, pending the decision as to the sale of the Kimount Site."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

7. Acquisition for lane purposes - West Side Main Street
Between 19th and 20th Avenues

The Supervisor of Properties reports as follows:

"The owner of Lot 13 except the East 10 feet, Block 3, D.L. 638 has approached the City with a proposal to relocate the existing rear wall of the building situated on Lot 13. He will dedicate the West 10 feet of his lot to the City for lane purposes provided the City will pay for the relocation of the back wall of his building to the new property line. Under current By-laws the owner could just renovate the existing wall and in all likelihood the City would not be able to obtain the West 10 feet for many years.

The owner has received a bid in the amount of \$3,500.00 to cover the cost of demolishing existing wall, removing existing toilet and piping, removing gas piping, making good the roof, making good the North and South wall at the rear and installing two overhang garage doors.

The City Engineer has approved the acquisition of the West 10 feet of Lot 13 for lane purposes at a cost of \$3,500.00 to cover the costs to relocate the existing wall. This is in keeping with City policy, in that no monies are actually being paid for dedicated land which is used for lane purposes. The City will however pay for the relocation of fences, garages, clothesline poles, etc. which encroach into the dedicated area. These costs cannot exceed \$500.00 per lot without Council Authority.

It is therefore recommended that the Supervisor of Properties be authorized to proceed with the acquisition of the West 10 feet of Lot 13 except the East 10 feet, Block 3, D.L. 638 for lane purposes with the \$3,500.00 cost to relocate the existing rear wall being charged to Code: 146/4005."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

B

MANAGER'S REPORTDATE June 8, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Greek Days 1978

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The purpose of this report is to advise Council of the regulations for the 1978 Greek Day Celebration planned for June 25 and to request final approval for the event. This information is submitted in view of:

- 1) Severe problems and numerous complaints respecting the event held in 1977;
- 2) A petition signed by 25 residents (representing 17 residences) of West 10th and West 11th Avenues requesting the event not be held on West Broadway in 1978.

The FEST Committee was charged with the responsibility of effecting guidelines, controls and conditions to try and control the 1978 event more strictly. These conditions were to be agreed to by a properly constituted representation from the Greek Community.

Initially, the FEST Committee had some difficulty identifying a group properly representing the Greek Community. This was finally resolved, however, on May 24, 1978, when the FEST Committee met with the Greek representatives to decide final arrangements.

Most points were decided quite agreeably, but two areas required extended discussion. The Greek representatives felt quite strongly that sale of alcoholic beverages should be permitted until 8:00 p.m. and that the time of termination of the celebration should be 10:00 p.m. Their points were based on a premise that evenings were a recognized Greek 'family' time. Nonetheless, based on observations of previous events, and particularly the 1977 Greek Day Celebration, the FEST Committee could not recognize this premise. In 1977, it was obvious to FEST Committee members that the event was effectively over shortly after 8:00 p.m. and it was after this time that the unruly element took over. The Greek Community representatives reluctantly accepted an 8:00 p.m. closing time and agreed to stop the sale of alcoholic beverages at 7:00 p.m.

The normal and special conditions for the 1978 Greek Days which have been agreed to by the FEST Committee and the Greek Community representatives are:

1. That the same area as previous years, i.e. West Broadway between MacDonald and Blenheim Streets, be used for the event starting at 12 noon, providing cultural and ethnic displays are evenly spread throughout the extent of street.
2. That the applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.
3. That any food concessions be approved by the City Health Department.
4. That 'open' food sales be permitted only on sidewalk areas fronting restaurants and cafes preparing such food.
5. That any other food selling be only pre-packaged food.
6. That the Greek Committee provide the Health Department with a list of all on-street food outlets.
7. That each on-street food outlet have a cultural or ethnic display next to it.
8. That restaurants holding liquor licences not extend sale of alcoholic beverages into sidewalk areas.

Continued

9. That only a few 'Beer Garden' operations be permitted under the auspices of the Greek Day Committee. Such areas to be properly designed, screened and with defined entrances and exits.
 10. That all alcoholic beverages sold in beer garden locations be in soft containers; further that seating be provided and only seated customers served.
 11. That the Greek Community submit a plan to the Liquor Administration Branch and a copy to the FEST Committee showing all 'beer garden' locations.
 12. That all street sales of alcoholic beverages cease at 7:00 p.m.
 13. That all relevant licences be obtained by the applicant prior to the events.
 14. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the City Engineer.
 15. That unrestricted access be provided for emergency vehicles.
 16. That any electrical fittings on the street be approved by the City Engineer.
 17. That the Greek Community representatives have a suitable force of marshals properly identified and made known to the Police beforehand, to assist in controlling activities on the street.
 18. That increased toilet facilities be provided with these being grouped and properly supervised by marshals.
 19. That the locations of toilet facilities be indicated by signs.
 20. That over and above normal insurance, the Greek Community place a deposit of \$500 with the City of Vancouver against any cost of replacing street beautification planting (the 1977 costs for replanting was \$500).
 21. That costs of temporary traffic controls be borne by the applicant.
 22. That costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.
- (In this regard, the applicants were advised that they could significantly reduce their costs of street cleaning if they would alert store owners to not throw their garbage out into the street and if they would set up a cleaning operation which would maintain the streets clean during the event.)
23. That special metal containers be provided for the disposal of hot barbeque coals.
 24. That the Greek Festival Celebration completely cease at 8:00 p.m.; (when the promoters would immediately start to dismantle all stages, etc. on-street so that City clean-up crews could commence their street cleaning at 8:30 p.m. promptly with the intention of having the street open to traffic again by 9:30 p.m. at the latest.)
 25. That the total estimated cost, based on last year's expenses, for street cleaning and street closure, plus a damage deposit of \$500, is \$3200. A deposit for this amount must be received by the City Engineer before the street will be closed.

In view of the complaints of householders in the area, it is felt that these conditions are reasonable. With them, it is hoped that the Greek Community representatives can prove that they can hold a properly conducted festivity. Nonetheless, even these conditions do not necessarily guarantee a trouble-free event and, should trouble develop, it would be difficult to recommend in favour of future Greek Day Celebrations on City street allowance.

It is RECOMMENDED that Council approve the street closure of West Broadway on June 25, 1978 under the conditions described above to facilitate the Greek Day Festival."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 237

PART REPORT TO COUNCILCOUNCIL COMMITTEE ON THE ARTSJune 7, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, June 7, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 9:00 a.m.

PRESENT: Alderman Brown, Chairman
Alderman Gibson
Alderman Marzari
Dr. G. Andrew
Ms. N. Baird
Mr. B. Carey
Mr. J. Dayton
Mr. C. Wootten

ABSENT: Mayor Volrich
Mr. B. Freschi
Mr. L. Lauk
Dr. D. McGann
Mrs. D. Shadbolt
Mr. N. Young

ALSO PRESENT: Mr. E. Fladell
Ms. F. Fitzgibbons

COMMITTEE CLERK: G. Barden

RECOMMENDATION1. Greek Day Celebration

The Chairman explained that the Festival Committee is a technical committee that deals with festivals and clears all aspects through City departments. The process for city-wide major events involves a Festival Sub-committee of the Council Committee on the Arts which reviews requests.

Messrs. Harry Crawford and Brent MacGregor of the Engineering Department advised the Committee that representatives of the Greek Festival wish to appear before Council concerning an extension of hours for the sale of liquor to 9:00 p.m. and a further grant of \$1500 to cover costs for clean-up after their festival on Saturday, June 24, 1978.

Last year the City granted the Greek Festival \$1500 to offset costs for signing and barricading streets. They asked for and received an additional \$200. Total costs for the festival last year were:

	Signs & Barricades	\$ 937
	Street Cleaning	<u>1123</u>
	Total	\$ 2060
Plus	Smashed Barricades	\$ 280
	Replanting Beautification	
	Plants	<u>500</u>
	Total	2840
Less	Grant	<u>1700</u>
	Net Cost to Festival	\$ 1140

The Greek Representatives had previously agreed to keep within the Festival guidelines which set a cut-off time for the sale of liquor at 6:00 p.m. and clean-up would be done by members of the Greek Festival. The Festival Committee had agreed to an extension to 7:00 p.m. for the sale of liquor, however, the organization does not wish to adhere to the

Continued

Part Report to Council
Council Committee on the Arts
June 7, 1978

Page 2

Clause No. 1 Continued:

agreement with the Festival Committee.

The Engineering Department advised that a petition was received representing 17 merchants in the area against allowing the festival this year because of drunkenness and abusive behavior on their properties.

Mr. and Mrs. Lorne Atkinson, merchants in the area, reported that their premises are exposed to broken windows, fights, damage to the shrubbery and urination on their property. They also requested that merchants and residents be invited to some of the meetings so they can have an opportunity for expressing their opinions on the matter.

Ernie Fladell advised that they have developed a clear understanding with the Greek Representatives regarding the concern of the community, the police, the Engineering Dept. and others to resolve the problems of last year and at the same time keep the festival going. There will be a 50% increase in the number of portable toilets and there will be signs indicating where the toilets are located.

In the ensuing discussion the Committee felt that the festival should not take place next year if there continue to be problems. It was suggested that Committee members attend the celebration to assess it. Following further discussion, it was,

RECOMMENDED:

THAT the Council Committee on the Arts advise Council that it supports the guidelines of the Festival Committee and the extension of the hours to 7:00 p.m. for the sale of liquor, but is not in favour of granting funding for clean-up costs.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 237

June 12, 1978

TO: Vancouver City Council
SUBJECT: Amendments to the Vancouver Charter
CLASSIFICATION: INFORMATION

The Director of Legal Services reports as follows:

"I attach a copy of the Bill as it was approved by the Private Bills Committee. It is expected to be considered in the House shortly before the end of the current session.

The main deletions made by the Committee from the requests submitted by Council are as follows:

- An amendment to Section 279A, granting Council power to regulate store hours on Sunday
- A new Section 294A to limit actions arising out of City activities to actions against the City rather than its employees
- A new Section 306C to prohibit landlords discriminating against families with children in certain types of accommodation
- An amendment to Section 566 requiring 2/3 majority for rezoning

The above four requests were not approved and are not included in the attached Bill.

Also deleted at this time is a request to allow Council to increase interest rates on unpaid taxes from 8% to a maximum of 12%.

The Committee suggested a re-drafting to make the interest 4% above prime bank rate. However, it is not known whether the Committee will meet again in time to make that change. "

THE CITY MANAGER submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 237

MANAGER'S REPORT

June 9th, 1978

TO: Vancouver City Council

SUBJECT: The British Columbia Urban Transit Authority Act

CLASSIFICATION: INFORMATION

Attached for Council's information is an information brochure on the Urban Transit Authority Act prepared by the the Ministry of Municipal Affairs and Housing together with a synopsis of the Act prepared by the GVRD. Council members have previously received a copy of the Act. The Act outlines a general organizational format for the Authority and provides a listing of the various responsibilities for the transit function. The detailed implementation of the Act, including the critical question of cost sharing arrangements, will be defined later by Regulation and the development of transit service areas and operating agreements.

Since the Act is a general statement, there are a number of technical issues and points of interpretation of some significance which need to be further clarified. Mr. Larry Bell, the Deputy Minister responsible for transit has met with staff from municipalities in the region and a further meeting is planned within the next few weeks. In addition, City staff are endeavouring to set up a meeting with Ministry representatives to explore particular questions of interest to Vancouver. If Council has any questions or a need for further information. staff will pass these requests onto the Ministry and attempt to get answers.

The implications of this legislation are important and complex. An analysis has begun on the impacts of the Act and further information will be sought from the Ministry. We will work closely with the GVRD in this review. An initial analysis will be available for Council review in 2 to 3 weeks, and we expect to provide periodic reports as our information improves. Council's direction on submissions to the Minister and/or the GVRD will be sought as soon as we have the necessary information.

The City Manager submits the foregoing for Council's INFORMATION.

FOR COUNCIL ACTION: SEE PAGE(S) 238

I

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

June 1, 1978

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 1, 1978, at 11:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK: M.L. Cross

RECOMMENDATION

1. Central Waterfront -
Official Development Plan

In a report of the City Manager dated March 1, 1978, the Director of Planning recommended

- (a) That the Director of Planning be instructed to make application to rezone the land and water area comprising the Central Waterfront area from a predominantly M-2 industrial area to C.W.D. (Central Waterfront District)
- (b) That consideration of such rezoning application and the draft Central Waterfront Official Development Plan dated February 9th, 1978 be referred to a Public Hearing.
- (c) That the Greater Vancouver Regional District Board be requested to give third reading to the application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from "industrial" to "urban" subsequent to enactment of the Central Waterfront District Zoning By-Law and the Official Development Plan By-Law.
- (d) That the Chairman of the Planning and Development Committee and the Director of Planning be requested to attend the Greater Vancouver Regional District's Planning Committee meeting of April 5th, 1978 to explain the proposed Central Waterfront Official Development Plan.

The Committee on March 16, 1978, recommended:

"THAT consideration of the City Manager's report dated March 1st, 1978, be deferred and staff be requested to report back to an appropriate meeting of the Committee further clarifying the concerns expressed regarding open space and residential."

In a City Manager's report dated April 13, 1978, entitled 'Central Waterfront - Residential and Open Space Policy Review', the Director of Planning recommended

- (a) That the proposed Residential Use policies be considered as presently stated, in the context of the proposed Central Waterfront Official Development Plan.
- (b) That the proposed Public Open Space policies as contained in the current draft Central Waterfront Official Development Plan be amended to include the following additional policy:

"Approximately 32 acres of public open space should be provided in the Central Waterfront. In order to achieve this objective, new development will be required to provide for different types of public open space equivalent to at least 40% of the development area."

cont'd....

Report to Council
 Standing Committee on Planning
 and Development, June 1, 1978 (I-2)

Clause No. 1 cont'd

After a lengthy discussion, the Committee on April 20, 1978, decided to forward the matter to Council for their guidance with respect to having a full report reference at a Council meeting or whether the matter should be discussed again at a Committee meeting when all members are able to be present.

City Council on May 2, 1978, deferred discussion of the Official Development Plan for the Central Waterfront to the Standing Committee on Planning and Development. The Committee was of the opinion that this matter should be discussed at a meeting when all Committee members would be present and that other members of Council should also be invited.

Present for today's discussion were:

Messrs. D. Patterson)	C.P.R.
H. McAulay)	
B. Ekstrom)	N.H.B.
J. Barratt)	
D. Murray)	Marathon Realty
A. Parker)	
J. Webster)	G.V.R.D.
R. Wagner)	
A. Poettcker, Project 200	
S. Rasekh, A.I.B.C.	
I. Bain, Park Board.	

The Chairman noted that the major issues for discussion were the viability of residential use, the future status of industrial use and the appropriate standard for public open space.

Mr. D. Hickley, Associate Director, Central Area Planning, detailed the components of the Official Development Plan, noting that the Planning Department feels residential is desirable and should be encouraged, recognizing that this would be a long term proposal and not anticipated in the near future. He advised that the public open space policy was amended to provide for 32 acres of public open space, requiring new developments to provide for different types of open space equivalent to at least 40% of the development area.

Mr. R. Spaxman, Director of Planning, outlined the various processes that had been followed, resulting in the March, 1977 Draft Central Waterfront Official Development Plan. He expressed concern that after five years of negotiations, the various organizations are slowly pulling away from the agreements they had reached with respect to the original visions for the waterfront.

Mr. Patterson, General Manager of Operations, C.P.R., stated that the Vancouver yard is an important part of C.P.R.'s operation on the West Coast. Merchandise traffic coming into Vancouver is distributed on the various trackage in the waterfront area and merchandise destined out of Vancouver is consolidated in the area. Tracks are necessary to put rail cars on barges for the upper coast and Island. As well, the passenger train, some 85-90 cars, leaves from the Downtown waterfront every night.

Mr. B. Ekstrom, National Harbours Board, stated that their plan for the waterfront had been based on the intent of the Rosenberg report. The National Harbours Board has expressed concern that as long as there are rail lines on the waterfront, there will be heavy truck traffic connected with rail and ferry, it would be a conflict of interest incompatible with residential.

cont'd....

Report to Council
 Standing Committee on Planning
 and Development, June 1, 1978 (I-3)

Clause No. 1 cont'd

With respect to open space, it is premature to put a sized figure on this. The National Harbours Board can't say whether 40% is feasible. If there is going to be any development at all on the waterfront, it must be financially feasible. It is important to maximize open space and the possibilities for people to come to the waterfront, but it is premature to designate a figure. The National Harbours Board would like to suggest the wording be "strive for 40%".

Mr. D. Murray, Marathon Realty, advised they were supportive and keen on waterfront development but are beginning to question the mechanics of the by-law. He submitted a letter dated June 1, 1978 (copy circulated) outlining concerns with respect to developers effecting changes to the Area Development Plan - would the draft plan leave room for innovative proposals. Would pre-determined locations for open spaces, view corridors, etc., enable innovative schemes based on sound environmental criteria. Marathon is concerned that the by-law will subsequently be interpreted rigidly and precisely rather than as a general guideline. They are concerned that if there is no change in the G.V.R.D. designation, waterfront redevelopment proposals would have to be approved by the City and subsequently by the G.V.R.D. Mr. Murray suggested that perhaps it would be preferable to leave the present zoning and treat the by-law as a guideline and reference document for development, and not expect developments to conform exactly. Marathon is supportive of mixed use waterfront development but wonder if there is a simpler way whereby the area can be redesignated "Urban" but with the retention of the present zoning until specific plans are brought forward on individual projects.

Mr. Spaxman advised that it states in the Plan that the G.V.R.D. would only become involved if there is an amendment to the Official Development Plan. They do not have control over every development permit application.

Mr. J. Webster, G.V.R.D., stated that there was no question about strong staff support for the general concept - the plan in concept form fits very well with Regional objectives of the Livable Region Plan, but it is one thing to support the concept and another to get involved in the mechanics of administering the future. The general concept that was clear in people's minds is already starting to erode and this is a concern of the Regional staff. Until there is agreement that the Plan is what the City and others want, it is premature to worry about the G.V.R.D.'s views. The G.V.R.D. is ready to help accomplish this end but it has to feel comfortable with whatever the City brings forward.

Mr. Poettcker, Project 200, indicated they are supportive of waterfront redevelopment, however, there shouldn't be a specific development plan. It should be flexible from the point of design, building type, uses etc., but the approval process should be relatively clear cut and go through as few people as possible.

Mr. Rasekh submitted a letter dated May 30, 1978 (copy circulated) on behalf of the Architectural Institute of B.C. He advised that the Central Waterfront Planning Study Group of the A.I.B.C. supports the concerns and aims of the Planning Department in respect to the introduction of housing in the Central Waterfront area.

Mr. W. Curtis, City Engineer, stated that all the work that has been done was based on guidelines that Council adopted five years ago. At that time there was a great deal of construction activity and a housing shortage. Does Council still feel as it did five years ago when it wanted residential. In the approved transportation plans, the traffic is being taken out of the Downtown and the West End and has to go on the waterfront transportation corridor. There will be noise and this will conflict with residential.

cont'd....

Report to Council
 Standing Committee on Planning
 and Development, June 1, 1978 (I-4)

Clause No. 1 cont'd

A lengthy discussion followed, with comments of the Committee as follows:

- the waterfront seems now to be thought of as a people activity place rather than a people residential place.
- function of the waterfront as a transportation interchange has not been discussed - rapid transit, Seabus, commuter rail, need for goods movement in the waterfront.
- if housing is going to be developed it should be in the back-up areas not part of the Central Waterfront.
- leave the zoning the way it is - M-1 and M-2 areas are industrial and will generate jobs.
- if you leave the area as it is, you will get short term uses.
- don't abandon the whole plan - perhaps the Committee should meet informally to make a decision as to where we should go from here:
 - leave zoning as is
 - partial rezoning
 - use document as a reference document
 - revise document.

A motion was put forward that the zoning in the Central Waterfront remain as it currently exists but was defeated with Aldermen Brown, Gibson and Harcourt opposed.

It was subsequently

RECOMMENDED

THAT the Committee continue to meet informally to discuss alternative approaches that could be taken to implement the waterfront plan, consulting with property owners on any decisions; after which a meeting be arranged with the G.V.R.D. Planning Committee and the Standing Committee on Planning and Development to discuss the City's proposals for the Central Waterfront.

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The meeting adjourned at approximately 1:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 238

II

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 1, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 1, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Marzari

ABSENT: Alderman Ford
Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, May 18, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Dance Machine, 887 Seymour Street

The Committee had before it for consideration a Manager's report dated May 9, 1978 (copy circulated) in which the Director of Permits & Licenses reported on the application of Mr. John Fuller, operator of the Dance Machine dance hall, 887 Seymour Street, to operate a teenage discotheque in these premises.

The report contained a comment from the Police Department that the Downtown area of Vancouver is not a proper environment for the establishment of a teen discotheque and accordingly, the report concluded that the application be denied.

Appearing before the Committee on this matter was Mr. Robert Dunn, on behalf of the operator, who told the Committee there have been no problems in the operation of the Dance Machine during the past two years.

Noting that the City's guidelines for teenage discotheques indicate they should not be located in the Downtown area, Mr. Dunn pointed out there are already large numbers of juveniles in the Granville Mall area and a teenage discotheque would provide them with a better environment than the premises many of these juveniles now frequent often using false identification.

Mr. Dunn indicated the operator of the Dance Machine is willing to accept any conditions or restrictions the City may impose on the operation of a teenage discotheque at this location. However, members of the Committee agreed with the statement contained in the Manager's report that the Downtown area is inappropriate for a teenage discotheque and pointed out there is no reason why the operator could not find premises in a more appropriate area of the City if he wishes to operate a teenage discotheque.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 1, 1978

(II-2)

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. John Fuller, operator of the Dance Machine dance hall, to use the Dance Machine at 887 Seymour Street as a teenage discotheque be refused.

2. Ray-Cam Co-operative Centre -
 Operation and Budget

The Committee had before it for consideration a Manager's report dated May 25, 1978 (copy circulated) in which the Director of Social Planning reported on various aspects in the operation of the Ray-Cam Co-operative Centre and proposed two alternatives to the present arrangement which was termed in the report as "mutually unsatisfactory".

The options proposed two alternative methods for formulation of the Ray-Cam annual budget and procedures for the City's approval of the budget.

Appearing before the Committee on this matter were a representative from Ray-Cam Co-operative Centre and the Deputy Director of Social Planning.

The Ray-Cam representative, in response to a question from the Committee Chairman, indicated he was in agreement with the recommendations of the Director of Social Planning contained in the Manager's report.

Following discussion, it was

RECOMMENDED

- A. THAT the agreement dated January 6th, 1976, establishing a Board of Management, including terms of reference and duties relating to the operation of the Ray-Cam Centre be terminated.
- B. THAT the Director of Social Planning, in consultation with the Director of Finance and the Director of Recreation Services, meet with the Ray-Cam Board to develop an operating agreement between the Board and the City for Council approval setting out terms and requirements for future funding and accountability and that the report on budget be forwarded through the Budget Committee and the normal budget review process to the Finance Committee.
- C. THAT City Council approve the 1978 operating budget as recommended by the Director of Social Planning in the amount of \$87,539.00 as per the attached Manager's report dated February 3, 1978, considered by Council on February 7, 1978.

If approved, the source of funds will be the Civic Grants for Community Services budget.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 1, 1978

(II-3)

3. Fire By-law Upgrading -
Austin Hotel, 1221 Granville Street

The Committee had before it for consideration a Manager's report dated May 1, 1978 (copy circulated) in which the Fire Chief reported on progress made at the Austin Hotel toward compliance with the City Fire By-law.

The report noted that the structural renovations are virtually complete but a number of items remain outstanding for the building to comply fully with the fire by-law. However, the Fire Chief in the report stated that given the progress which has been made, he does not intend to initiate prosecution at this time unless the Committee and Council so instruct, but will monitor progress closely and report back to the Committee if there are any unreasonable delays.

Appearing before the Committee on this matter was the Chief Fire Warden who pointed out the requirement for emergency lighting was not a requirement when the original order was issued to upgrade the building; that it has since become a requirement in all buildings of this size; and that the owner intends to appeal this requirement and the matter is being held in abeyance until an appeal body for the fire by-law has been set up.

It was the feeling of the Committee that the report on the progress at the Austin Hotel was "not very promising", that the Chief Fire Warden should strongly urge the owner to complete the necessary upgrading, and that the Committee expects work to be completed on the outstanding items.

Following discussion, it was

RECOMMENDED

THAT consideration of fire by-law upgrading in the Austin Hotel, 1221 Granville Street, be deferred for one month and the Fire Chief report back to the Community Services Committee on this matter at the end of one month.

4. Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a Manager's report dated April 4, 1978 (copy circulated) in which the Medical Health Officer reported on a number of deficiencies at the Wonder Rooms under the requirements of the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health and the operator of Wonder Rooms.

The Chairman noted that City Council, on May 30, 1978, suspended the business license of the Wonder Rooms for three months effective June 30, 1978, and that if the Wonder Rooms is to re-open, the requirements of the Lodging House By-law must first be met.

During discussion, it was noted by the Committee that it is difficult to expect an operator of a lodging house who leases the premises from an owner to spend funds on premises which he does not own, but it was pointed out by the Director of Environmental Health that most of the requirements at the Wonder Rooms are responsibilities of the operator.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 1, 1978

(II-4)

Clause No. 4 Continued

Mr. Bruce Eriksen of the Downtown Eastside Residents' Association advised the Committee that the operator of the Wonder Rooms had complained to D.E.R.A. that the owner had not complied with certain requirements (such as the installation of a new furnace) which are felt to be the responsibility of the building owner rather than the operator. The owner, Mr. Quon H. Wong, had installed a new furnace. However, members of the Committee felt that the owner of the building should be requested to appear before the Community Services Committee to discuss the responsibilities of both the owner and the operator of the Wonder Rooms in meeting the requirements of the Lodging House By-law.

Following discussion, it was

RECOMMENDED

THAT consideration of the Wonder Rooms' compliance with the City Lodging House By-law be deferred for one month upon expiry of which the Director of Permits & Licenses report to the Community Services Committee on the building's compliance with the requirements of the Standards of Maintenance By-law and that both the owner of the building and the operator be invited to appear before the Committee in one month.

5. Noise from Cabarets in the Gastown Area

The Committee had before it for consideration a Manager's report dated May 11, 1978 (copy circulated) in which the Medical Health Officer reported on inspections of Downtown Eastside cabarets following receipt of two petitions from residents of the Downtown Eastside complaining of noise from cabarets disturbing their sleep.

The report stated the problem of noise from cabarets is difficult to control because it is not a continuous level of power, that part of the problem could be controlled by not allowing outside speakers, but this would require a by-law amendment.

Appearing before the Committee on this matter were Ms. Jean Swanson of the Downtown Eastside Residents' Association, along with one of the petitioners who complained of the noise, and the Director of Environmental Health.

Members of the Committee felt that the City should proceed with the by-law to prohibit outside speakers, but noted this may not entirely solve the problem as cabaret operators could install a speaker inside a cabaret's door and then leave the door open.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Legal Services report to the Community Services Committee with a by-law amendment to prohibit outside speakers at cabarets.
- B. THAT the City write the operators of the seven cabarets named in the City Manager's report dated May 11, 1978, requesting them to reduce noise from their cabarets so that it does not disturb residents of the Downtown Eastside area.

Continued . . .

Report to Council
 Standing Committee of Council on Community Services
 June 1, 1978

(II-5)

6. (a) Residential Accommodation in the Downtown Eastside
 (b) Lodging House By-law Enforcement Program

The Committee had before it for consideration two Manager's reports dated May 17, 1978 (copies circulated), both of which were progress reports for the information of the Committee on the enforcement of the Lodging House and Standards of Maintenance By-laws as they relate to residential accommodation and current enforcement policies and procedures.

The first report outlined a program of investigation which is being undertaken in the preparation of a report back on the subject of enforcement as instructed by Council as a result of submissions by the Downtown Eastside Residents' Association.

The Deputy City Manager estimated it would be a month to six weeks before the first portion of the report (from the Social Planning Department) will be completed.

The Chairman suggested that when the final report has been completed, it may be necessary for the Committee to allocate an entire afternoon for discussion and consideration of the report.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 17, 1978 on residential accommodation in the Downtown Eastside and the City Manager's report also dated May 17, 1978 on the Lodging House By-law enforcement program be received.

7. Downtown Cabarets re Compliance with Fire Safety Regulations

Vancouver City Council, on May 16, 1978, when considering a Manager's report dated May 11, 1978 (copy circulated) on Downtown cabarets and their compliance with fire safety regulations, passed the following motion:

"THAT the general question of enforcement of fire regulations at cabarets and the appendices to the Manager's report of May 11, 1978, be referred to the Community Services Committee."

The Manager's report dated May 11, 1978, with its appendices, was before the Committee for consideration and the operators of the cabarets named in the report were invited to attend.

Appearing before the Committee on this matter was the Chief Fire Warden.

The Chairman, addressing the operators of the cabarets who were present this date, explained that a considerable amount of City time has been spent on numerous inspections of their premises and that the City may conclude that laying charges under fire regulations may no longer be the appropriate method for the City to deal with infractions of the Fire By-law.

He warned that if the situation does not improve, the Committee could recommend to Council that the license holders of cabarets which are in violation of fire regulations be called before Council to show cause why their business licenses should not be revoked.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 1, 1978

(II-6)

Clause No. 7 Continued

During discussion, the Committee further noted and warned the cabaret operators that by violating fire regulations they are placing their liquor licenses in serious jeopardy; that the Liquor Control Branch could suspend their liquor licenses for violations of fire regulations.

Following discussion, it was

RECOMMENDED

THAT the matter of compliance with fire safety regulations by Downtown cabarets be deferred for three months during which the Committee expects substantial improvement by cabarets which do not currently meet these regulations and the Chief Fire Warden report further to the Committee on this matter upon expiry of the three months.

[During discussion, a representative of E.B. Misty's Cabaret submitted to the Committee copies of a statement dated May 16, 1978 (on file in the City Clerk's office) showing efforts made by Misty's to comply with a number of complaints.]

8. Lodging House Closures

The Committee had before it for consideration a Manager's report dated May 24, 1978 on lodging house closures which read as follows:

"The Chairman of the Community Services Committee requested the Medical Health Officer to report on actions which result in closures of buildings within the City.

The Medical Health Officer reports as follows:

'The following lodging houses were ordered vacated effective May 1, 1978, due to non compliance of the Lodging House Bylaw after repeated efforts failed to have the operations upgraded.

- (a) Capitol Rooms - 611 Robson - 36 Units
- (b) Modern Rooms - 249 E. Georgia - 42 Rooms

The premises are now vacant and discussions are being held regarding possible upgrading of the New Modern Rooms, 249 East Georgia.'

The City Manager submits the foregoing report of the Medical Health Officer for INFORMATION. "

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 24, 1978, on lodging house closures be received.

Continued

Report to Council
Standing Committee of Council on Community Services
June 1, 1978

(II-7)

9. Fines for Convictions Under Lodging House By-law

The Chairman advised he had received a letter from the Downtown Eastside Residents' Association urging more stringent enforcement and prosecution for violations under the City's Lodging House By-law.

The Chairman explained the letter made reference to the prosecution of the operator of one particular Downtown Eastside hotel who was charged with five offenses, was convicted on two counts and fined the minimum of \$50.00 on each of the two counts.

The Chairman indicated he is concerned that at a cost of close to \$100.00 per inspection incurred by the City in enforcing the by-law, minimum fines may not be appropriate.

A general discussion ensued on the City establishing a new schedule of fines for violations under the by-law, with the Committee expressing the opinion that the fine should be increased in direct ratio with the number of warnings which have been issued to any particular violator of the by-law.

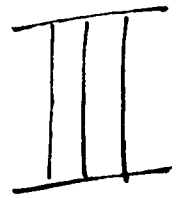
Following discussion, it was

RECOMMENDED

- A. THAT the Director of Legal Services, following discussion with the Medical Health Officer, report back to the Community Services Committee with a proposed new schedule of minimum fines under the Lodging House By-law.
- B. THAT the Director of Legal Services circulate to Members of Council, in advance, the dates of City prosecutions under the Lodging House By-law and, following the court judgment, the results of such prosecutions.

The meeting adjourned at approximately 3:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 238

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 1, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor City Hall, on Thursday, June 1, 1978 at approximately 1:45 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Puil
Alderman Gibson (Items 2 to 5)
Alderman Kennedy (Items 3 to 5)

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS1. Shaughnessy Planning Process

The Committee considered a report of the City Manager dated May 23, 1978 (on file in the City Clerk's office) in which the Director of Planning advised that in 1976 the Shaughnessy Heights Property Owners Association retained Mr. R. Mann to prepare a planning study for the Shaughnessy Area bounded by 16th Avenue, East Boulevard, King Edward Avenue and Oak Street.

On March 10, 1978 the Director of Planning received a planning document prepared by the Directors of the Shaughnessy Heights Property Owners Association including the final draft of the Shaughnessy Planning Study prepared by Mr. Mann. The Directors advised that they were unable to support all of the recommendations contained in the Consultant's report and disagreed on several points. They prepared their own planning study and recommendations for Shaughnessy. Two meetings were held between the Director of Planning and the Directors of the Association. The Directors agreed to prepare a short brochure describing Shaughnessy planning issues and policy recommendations. This brochure would be discussed at the annual general meeting of the Association. A member of the Committee inquired as to why the Shaughnessy Planning Study had not been presented to the Committee. Mr. R. Spaxman, Director of Planning, stated that the proposals in the plan are not finalized. It would be premature to discuss the Shaughnessy Plan until it had received the support of the general membership at the annual general meeting on June 19, 1978. After that date the Directors will make a presentation to the Committee.

During the Consultant's study several rezoning applications were submitted and have been placed on hold pending completion, analysis and policy discussion on the Shaughnessy plan. Directors of the S.H.P.O.A. have met with the applicants to discuss their proposals. Further action is deferred pending the Association's proposals being presented to their general membership.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
June 1, 1978

(III-2)

Clause No. 1 continued:

RECOMMENDED

THAT the report of the City Manager dated May 23, 1978 be received.

2. Grandview-Woodland Local Area Planning - Status Report

The Committee considered a report of the City Manager dated May 25, 1978 (on file in the City Clerk's office) in which the Director of Planning outlines the functioning of the new Grandview-Woodland Planning Committee, the status of the Grandview-Woodland area policy plan and the schedule for completion of the plan.

The new Terms of Reference for the Grandview-Woodland Planning Committee are based on volunteer membership to make it easier for interested community people to become involved in the planning process, compared to the former Terms of Reference which were based on elected membership. Of the community organizations encouraged to participate, all have been involved except the West Grandview Property Owners Association who refuse to participate. Major topics covered at the meetings have been: community participation, capital improvements for apartment areas, bus service, and area plan policies which have been discussed in detail. Considering the stage at which the program is now and the intended public meetings to consider the draft area plan, it is not considered necessary to require any change in the functioning of the Planning Committee.

The draft area policy plan was completed in March after discussion with the Planning Committee, and is now being circulated among various City departments for comment. Completion of the area policy plan entails: (a) soliciting and incorporating comments from other departments and staff; (b) making the policy plan closer to an implementation document; (c) preparing summaries for the public; and (d) soliciting public input on the plan via meetings and newspaper articles.

The first two tasks will be carried out in June and July resulting in a final draft for public comment by September. During September the final draft will be interpreted for easy public understanding using brochures, slides etc. In October public meetings and meetings with various community groups will be held and their comments and opinions summarized in the final report. After further consultation with other civic departments, final recommendations for the area policy plan will be presented to the Planning and Development Committee in late 1978 or January 1979.

RECOMMENDED

THAT the report of the City Manager dated June 1, 1978 be received.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 1, 1978

(III-3)

3. Chinatown/Gastown Tree Planting Project

The Committee considered a report of the City Manager dated May 11, 1978 (copy circulated) in which the City Engineer and Director of Planning outline the present status of the tree planting project in Chinatown/Gastown.

"On August 23, 1977, Council approved a Planning Department request to implement a Canada Works tree planting (300 trees) project in Chinatown/Gastown and further approved the use of \$31,040.00 from Beautification Capital as the City's share of the project. This project was subsequently submitted to the Federal Employment Program, Canada Works 1977-78 on August 25, 1977.

After the project was approved by Council, the Engineering Department was asked to participate in the implementation of the project. A detailed examination of the project at this time by the Engineering Department revealed that in addition to being underfunded, this project could not use Canada Works labour efficiently. Another complication was the late approval of another larger tree planting project for Vancouver-Kingsway which resulted in the Park Board being unable to provide adequate supervision for this smaller project.

It is possible, however, to implement the project at a future date. If a decision is made to proceed with the project, tree planting can only be carried out in the Spring or Fall and, therefore, it would have to be scheduled accordingly. Canada Works Phase III is scheduled to start September 1, 1978. If the Committee chooses to proceed with the project, application can be made for Canada Works funding to reduce marginally the cost to the City of planting these trees.

The remaining \$61,760.00 in Beautification Capital has been identified as a source of funds for the Pender Street Improvement project. Therefore, two projects are competing for the same City funds. Options for funding the Pender Street project are contained in a separate report which will be forthcoming shortly. The Committee may feel that the Pender Street project has a higher priority and may wish to cancel the tree planting project in order to make an additional \$31,040.00 available for the street improvement project (to a total of \$92,800 from Beautification Capital)."

The following options were presented:

- A. Defer the project until the funding for the Pender Street Improvement project has been settled.
- B. Cancel the project and return the appropriated funds to Beautification Capital.
- C. Carry out the project with City and Park Board crews using the \$31 040.00 originally appropriated as the City's share for this project. Approximately 100 trees could be planted under this option. This reduction in scope could be accomplished by either of the following methods:
 - (i) Plant only one of the two areas, either Chinatown or Gastown;
 - (ii) Reduce the number of blocks to be planted in each historic area.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 1, 1978

(III-4)

Clause No. 3 continued:

- D. Carry out the original project with City and Park Board crews using the remaining \$61,760.00 from Beautification Capital for a total expenditure of \$92,800, in order to plant as many as practical up to 300 trees in both Chinatown and Gastown. Application can be made to Canada Works Phase III to marginally reduce the cost of this option.

The City Engineer and the Director of Planning recommend option C (i) with Chinatown as the area to be planted. The City Manager noted that proceeding with the project now will increase the Supplementary Capital funding required for the Pender Street improvement project.

Mr. J. Ellis on behalf of the Gastown Historic Area Planning Committee noted that the Committee agreed with the recommendation that the tree planting carry on in Chinatown for now but would like Council to be aware that only 3 blocks of Gastown have any planting.

RECOMMENDED

THAT a tree planting project be carried out in Chinatown by City and Park Board crews; funding to be the previously approved \$31,040 from Beautification Capital.

4. 1981 Census of Canada

The Committee considered a report of the City Manager dated May 25, 1978 (copy circulated) in which the Director of Planning advised that the Federal Government's Statistics Act required that a census of the Canadian population be taken every five years. Preparations are now underway for the next census to be held on June 1, 1981. It is to be a full scale census of the kind conducted every ten years. By comparison, the 1976 census asked a limited number of questions.

Statistics Canada has presented a \$100 million budget for the proposed census -- \$70 million to ask the minimum set of questions required by the Statistics Act, \$30 million for proposed additional questions, comparable to the additional questions asked in the 1971 census. The Federal Cabinet Committee questioned this additional expenditure and has asked for further justification from Statistics Canada.

The report fully describes the City's use of census data, identified implications of a reduced census content and recommends that the City protest any major reduction in the census content. The Director of Planning provided a letter for the Mayor to submit to the Federal Minister of Industry, Trade and Commerce, expressing the City's concerns.

Members of the Committee felt that the Mayor should bring this to the attention of the Federation of Canadian Municipalities and the Union of B. C. Municipalities.

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 1, 1978

(III-5)

Clause No. 4 continued:

RECOMMENDED

- A. THAT the Mayor on behalf of the City Council submit a letter to the Federal Minister of Industry, Trade and Commerce, responsible for Statistics Canada, opposing a major reduction in the proposed content of the 1981 census.
 - B. THAT the G.V.R.D. Board, the Union of B.C. Municipalities and the Federation of Canadian Municipalities be informed of City Council's view and be asked to consider similar action.
5. Block 35, Civic Square - North-east corner of Dunsmuir and Richards Streets

Council on October 18, 1977 considered a report of the City Manager dated October 14, 1977 (copy circulated) in which the Director of Finance, Supervisor of Properties, City Engineer, Director of Planning and Director of Legal Services recommend that:

- A. Council approve a Memorandum of Understanding as an interim agreement between the City and B.C. Hydro, and authorise the Director of Legal Services to execute the document on behalf of the City.
- B. The Director of Finance report back to Council on funding alternatives for the construction of the urban open space.
- C. The City Manager be authorized to approve the appointment of a Design Consultant on recommendation of, and to assist the Director of Planning and City Engineer; and provide for payment of permit fees - all at a cost not exceeding \$24,000 with the funds being provided from the non-committed balance of the Downtown Improvement Reserve.

The interim agreement would allow for joint development of Block 35 for an urban open space or park, a parking garage and a B.C. Hydro substation. The City's consultant was requested to work in co-operation with B.C. Hydro and its architect who will be responsible for construction of the substation and the parking garage.

Mr. J. Coates, Central Area Planning, advised that the Director of Planning would be submitting a report to the City Manager in approximately one month but in the interim, Mr. B. Freschi, the City's consultant would present his proposals to the Committee a report entitled, "A Civic Square/Block 35/Vancouver, dated May 1, 1978" was circulated to members of the Committee (on file in the City Clerk's office).

Mr. B. Freschi, with the aid of perspective drawings and a model presented the proposal for an open, urban park and civic square which is sunny, warm and sheltered throughout the year. The major elements of the proposal which would achieve this concept are:

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 1, 1978

(III-6)

Clause No. 5 continued:

- . A GLASS ROOF to keep off rain, capture otherwise wasted heat generated by the B.C. Hydro substation, and yet retain the natural sunny nature of the site.
- . TERRACES under Glass to provide for events.
- . PLANTING of specially selected trees, plants and flowers to give the park a continuing festival of blossoms all concentrated enough to provide a canopy of green in contrast to urban harshness. The selection of flowers is greatly enhanced by the provision of microclimate conditions under the glass roof.
- . A WATER POND to provide an additional setting for special flowering plant material such as water lilies, to provide a more reflective, contemplative and personal setting, and just as a welcome experience on a warm site in itself.
- . THE NEIGHBOURS: Emphasis of the Cathedral and the Provincial Building as special neighbours and the provision through design guidelines, for a strengthening and growth of this neighbourhood focus as redevelopment of the adjacent area occurs.
- . THE EVENT: A variety of open spaces within the park to accommodate a range of activities from solitary reflection to enjoyment of a large festival or performance.
- . SYMMETRY: To recall and reinforce the Cathedral setting, a ceremonial plaza at Dunsmuir Street.
- . LANDSCAPE STRUCTURE: An alignment of rows of "sentinel" trees acknowledging the avenues of Dunsmuir and Richards and integrating the qualities of the site with the surrounding urban spaces and sidewalks.
- . THE FLOOR: Sandstone to provide a warmth of colour in a traditional urban texture and sculpted by everyday use over time.

With respect to the parking the report notes that on-site public parking was one of the original objectives of this project. It was assumed that one to two parking levels in between the B.C. Hydro substation and the square surface would provide at least replacement parking for the existing surface parking lot (98 spaces), and hopefully consolidate parking for the whole of the block (164 spaces).

Introduction of parking into this project has three significant constraints:

- a. Size of public parking structure is reduced by the B.C. Hydro requirements for exiting, truck loading, freight elevator, and cooling air ducts. This requirement consumes approximately one-third to one-quarter of the site.
- b. To accommodate traffic flow, the desired entry would be on Dunsmuir. Such an entry presents a major conflict with the urban park objective to strongly relate the Civic Square and the Holy Rosary Cathedral. It would also have created a gap in pedestrian interest at sidewalk level. While this entry does make the most sense for parking garage flow and capacity, and for entry ease and visibility, City Engineering agreed to a Richards Street entry/exit in recognition of the urban square objectives.
- c. Due to the unique structural load from the plaza level above, and the unique structural organization in the substation below, introduction of parking adds a major additional cost through increased complexity of structurally integrating the two systems.

Estimated capital costs for the underground parking structure were submitted to the Engineering Department:

- 1 parking level	\$522,100	cost/stall	\$5,737
- 1 1/2 parking levels	\$743,200	cost/stall	\$6,042

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 1, 1978

(III-7)

Clause No. 5 continued:

On the basis of inefficient layout to accommodate Hydro requirements, the high capital costs and the high operating costs of so small a garage, a separate parking structure on City-owned land across Richards Street was suggested. The total capital cost of such a structure would be \$1,192,500 with a cost per stall being \$4,259. If the underground parking were eliminated B.C. Hydro could reduce excavation resulting in suitable cost saving.

Mr. Freschi stated that underground parking should not be included as it would be uneconomic to do so. Negotiations are being carried out with B.C. Hydro to obtain a portion of the cost of a replacement parking structure in lieu of replacement parking stalls beneath the park. The architect also recommended guidelines for adjoining developments i.e., Holy Rosary Cathedral, Salvation Army and the Marble Arch Hotel. Mr. Freschi noted that B.C. Hydro is committed to opening the substation in 1982 and would have to excavate and commence construction in a years time.

Mr. W. Curtis, City Engineer, stated that Council's resolution calls for a combined use of Block 35 for park, underground parking and substation. There is a legal agreement to provide parking. He advised that closure of the lane between Richards and Homer is contrary to the Downtown plan. The lanes are required for servicing. He favours continuance of the existing lane rather than diversion on to Homer Street. He also expressed concern with respect to taking 4 feet from Richards Street to provide more trees.

Mr. R. Spaxman, Director of Planning, advised that the development permit application filed jointly by the architect and B. C. Hydro will be considered by the Development Permit Board shortly. He noted that this will be the first downtown park created by the City. The quality of the park will come from the occasional 4-foot widening or narrowing of surrounding streets. He noted that this is a special high-quality design that could be ruined if too many pressures are oversimplified.

Mr. A. Ferguson, Properties Division, advised that during construction there will be a loss of revenue from the 98 parking spaces on site. The 98 spaces plus 66 surface spaces across Richards Street generate approximately \$65,000 per year for the City.

Some members of the Committee felt that the parking should be provided in a parking structure across from Block 35. It was suggested that staff discuss redevelopment possibilities with the owners of the Marble Arch Hotel. It was also suggested that perhaps there could be a local improvement by-law on special grounds which would require surrounding property owners to contribute to the costs of the park.

The Committee congratulated Mr. Freschi on behalf of the consultant team for doing an excellent job.

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Report to Council
Standing Committee of Council
on Planning and Development
June 1, 1978

(III-8)

Clause No. 5 continued:

RECOMMENDED

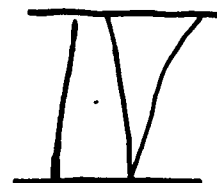
- A. THAT the presentation on the design proposal for Block 35 be received.
- B. THAT the City Manager be requested to:
 - (i) Keep the Committee informed on discussions with B.C. Hydro.
 - (ii) Report back on discussions with the owners of the Marble Arch Hotel with respect to redevelopment possibilities.
 - (iii) Report back on the question of negotiating a local improvement by-law on special grounds requiring the property owners in the area to contribute to the costs of the park.

The meeting adjourned at approximately 3:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 240

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION



June 1, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 1, 1978 at 3:30 p.m. in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Rankin
Alderman Bellamy
Alderman Harcourt

ABSENT: Alderman Ford

COMMITTEE CLERK: E. Bowie

RECOMMENDATION

1. Bus Stops Fraser-Cambie Bus Route

This item had been placed on the agenda at the request of Alderman Harcourt following complaints received from Mrs. Bartlett.

Mr. Rudberg, Engineering Dept., was present to speak on this matter. It concerned two specific bus stop locations:

1. Fraser St. between 29th & 30th Avenues where commercial vehicles have been parking, and,
2. Robson & Seymour Sts. where it was suggested that the bus stop be moved closer to the Granville Mall.

Mr. Rudberg stated that several other requests for improvements on this particular route had been received and that the Engineering Department had the problem under study.

It was

RECOMMENDED,

THAT the verbal report from Mr. Rudberg be received and that the Engineering Dept. report back to the Committee on what action can be taken to improve conditions on the Fraser-Cambie bus route.

2. Requested Closure of 23rd Avenue at Tupper School

The Committee had for consideration a Manager's Report dated April 10, 1978 in which the City Engineer and the Director of Planning report on the requested closure of 23rd Avenue at Tupper School (copy circulated).

Vancouver School Board is requesting that a portion of 23rd Avenue adjacent to Sir Charles Tupper School be closed to provide a safe, traffic-free link between the school and the playing field/track. Should this closure be effected the secondary purpose would be to upgrade the school's playground facilities by the addition of tennis courts.

Continued.....

Report to Council
 Standing Committee of Council
 on Transportation
 June 1, 1978 IV-2

Clause No. 2 Continued

Mr. Rudberg, Engineering Department, spoke to this report with the aid of various maps and charts illustrating the present closure, the proposed closure and results of surveys taken of residents in the area affected by the closure.

The Tupper Parents' Consultative Committee had canvassed the residents who would be directly affected by the closure in April, 1976. This survey indicated support for the closure (93%). In December, 1976, a survey was done by the Engineering Department within a 1½ to 2 block radius of the requested closure. Results of this survey indicated that the majority of the affected residents were opposed to the closure (57%). In order to present an accurate, up-to-date representation of the opinion of affected residents, all parties involved in the closure (Vancouver School Board, City Planning and Engineering Departments) agreed to re-survey the residents. Consequently, in January, 1978 survey forms were distributed to a stratified population. The two stratifications were: residents immediately affected by the closure (those living within a 1½ to 2 block radius) and residents affected to a lesser degree. The results showed that:

- 1) 75% of the immediately affected residents (within 1½ to 2 blocks) responded, and of these, 55% were opposed to the closure and 37% were in favour;
- 2) 65% of affected residents in the overall surveyed area responded, and of these, 52% were in favour of the closure and 39% were opposed.

A number of problems would result from the requested street closure and are itemized on page 3 of the attached Manager's Report. Mr. Rudberg stated that a problem exists with speeding along 23rd Avenue in the area adjacent to the school. Police accident records do not indicate a high accident rate in this area, and closure of this street would only result in speeding cars using adjacent streets. The Engineering Department is opposed to the closure of this street and is supported in this opposition by the Fire Dept. and the Police Dept.

The Director of Planning suggests that the street be closed for a temporary 6 month period (during school session) without making changes to the physical form of the street and that the closure be accompanied by documentation of the existing patterns of use and identified problems in the area and that a review at the end of the 6 month period be undertaken to determine in a concise way what impact the closure has had. Mr. Rudberg pointed out that a temporary closure would measure only traffic implications. Other implications are fire access and utility rights of way which would still necessitate the same amount of changes in the physical form of the street as permanent closure and the estimated cost for the physical works needed would be approx. \$4,000, with approx. \$5,000 in staff time to monitor the traffic conditions, re-survey the residents and report the results. These costs would be lost should the experiment be terminated.

The following three alternatives were submitted for consideration:

- 1) That 23rd Avenue adjacent to Tupper School (between Carolina Street and a point approximately 561 ft. west) not be closed.
- 2) That 23rd Avenue adjacent to Tupper School be closed and turned over to the care of the Vancouver School Board to connect school buildings and a play space and to develop new recreational facilities, and that fire access and utility requirements through the redevelopment be worked out to the satisfaction of the City Engineer---all costs of a permanent street closure to be covered by the Vancouver School Board.

Continued....

Report to Council
 Standing Committee of Council
 on Transportation

June 1, 1978 IV-3

Clause No. 2 Continued

- 3) That 23rd Avenue adjacent to Tupper be closed on a temporary 6 month trial basis during the school session with:
- i) no development change to the existing streetscape at this time;
 - ii) the temporary closure configuration to be subject to the approval of the City Engineer. Funds in the amount of \$4,000 to be provided in the 1978 budget;
 - iii) documentation by the City Engineer of existing patterns of movement at this location just prior to closure, and
 - iv) evaluation by the City Engineer, Director of Planning and School Board Staff of the observed costs and benefits of the closure at the end of 6 months for report back to City Council.

Mrs. Pam Glass from the Vancouver School Board was present and participated in discussion of this item as did the following: Mr. Killeen, Principal of Tupper School; Mr. Loewn, Principal of Livingston School; Mrs. Little, Tupper School Consultative Committee; Joan Freisen, Livingston School Consultative Committee; Betty Bachman, Riley Park N.I.P. Planning Committee. Also present were Arlene Burden, Tupper Staff Council Representative and Irwin Suppanz, Students' Council.

Two residents of the area, Mr. Pataky and Mr. Patterson, were present at the meeting and spoke against the closure.

The Committee, in discussion of this item, stated that while they were sympathetic to the concerns of the schools and parents in the area for the safety of their children, other matters, such as utility access, traffic access and concerns of the residents in the immediately affected area must be taken into consideration. Several methods of controlling the speed on this section of street were put forward and following considerable discussion the Committee

RECOMMENDED

THAT the requested closure of 23rd Avenue at Tupper School be deferred pending a report from the Engineering Department on alternative methods of alleviating the present situation.

The meeting adjourned at approximately 4:25 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 240



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 1, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 1, 1978, at 3:30 p.m., in No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gerard (Leave of Absence)

CLERK: G. Barden

RECOMMENDATION

1. Vancouver Public Aquarium
Association - Grant Request

The Committee considered the attached Manager's report dated May 11, 1978, wherein the Director of Finance reported on the Vancouver Public Aquarium Association's request for a \$40,000 grant to partially fund the cost of modifications to the existing Aquarium facilities in Stanley Park to comply with the National Building Code as ordered by the Fire Marshal. The total cost of the work is approximately \$75,000 of which \$35,000 would be funded by the Association if the City approves the grant requested.

Mr. L. Dampier, President, Dr. M. Newman, Director, and Mr. D.G. Wood, Business Manager, Vancouver Public Aquarium, spoke to their request. They felt that the City should pay one-half of the \$75,000 since it was due to the City Fire By-law renovation work. They felt they could absorb the other one-half due to a windfall from the baby whale exhibit last year. They added that the only other times they have required financial help from the City was due to the two civic strikes when they were picketted and lost revenue.

The Committee noted there are many others in the same position of meeting the Fire By-law regulations and the Association's financial statements indicate they are in a very sound financial position. The Association was given several suggestions of ways they might raise the money and following further discussion, it was

RECOMMENDED

THAT the request for a grant of \$40,000 to the Vancouver Public Aquarium Association be not approved.

2. Champlain Heights - Areas E & F
Budget Report

The Committee considered the attached Manager's report dated May 25, 1978, wherein the Champlain Heights Project Manager reported on revised estimates for the 1978 project management budget, (administration and consultants) as follows:

cont'd....

Report to Council
 Standing Committee on Finance
 and Administration, June 1, 1978 (V-2)

Clause No. 2 cont'd

"Engineering Services

(1) Streets and Sidewalks

Last year's streets contract, which covered this work, was approximately 15% under our estimated prices. This was due to a very competitive situation in the paving construction business. Also, construction conditions were ideal with a minimum of traffic and utility conflicts. This resulted in a saving of \$115,000.

\$115,000

(2) Water Works

Optimum construction conditions with no service connections allowed the Phase 1 water works installation to progress very rapidly. This resulted in a saving of \$42,000.

42,000

(3) Utilities

Savings on Hydro and Telephone

10,826

Engineering Services - Surplus

\$167,826

Parkway

(1) Lighting - savings were due to the reduced cost of the decorative light fixtures and joint trenching with the placement of electrical conduit in the trench used for the walkway drain tile. These resulted in a combined saving of \$50,000.

\$ 50,000

(2) Walkway Construction - a less expensive material than anticipated in the estimate was used (exposed aggregate concrete). Also, the operation was run very efficiently with the use of hand controlled power buggies as opposed to conventional methods. These resulted in a combined saving of \$116,000.

116,000

\$166,000

Less:

(3) Additional Parkway - the above savings will allow the unfunded amount of parkway landscaping to be completed. This additional work estimated to cost \$78,867 and funds are now to be reallocated for this work.

-79,000

Parkway Total Savings

\$ 87,000

Less: Overexpenditure on Parkway consultants

-2,761

Net Parkway Surplus

\$ 84,239

Engineering Services & Parkway Surplus

\$252,065.

Administration

The proposed additional Phase 1 administration budget is set out in Table 2. It provides for a total budget of \$106,066 less \$6,074 of available funds for a total funding requirement of \$99,992. This budget has been reviewed by the Budget Review Committee.

Additional Cost

\$ 99,992

cont'd....

Clause No. 2 cont'd

Consultants

The proposed additional expenditures for Phase 1 consultants are set out in Table 3. It is proposed to spend an additional \$63,000 on consultants for Phase 1 in 1978. However, of this amount \$31,575 is available from previously approved funds. The total additional funding requirement in 1978 for consultants is \$31,425.

	Additional Cost	\$ 31,425	
Administration - Additional Cost & Consultants			131,417
Net Surplus			\$120,648."

The Committee questioned the amount of additional costs for administration and consultants.

The Project Manager explained that the complexity of the project was underestimated. Also, it was not anticipated that as much time would have to be spent with developers on planning, permits and general construction after the construction started. The Regional District did a study on management of the project and concluded that it was well within range. A reasonable management fee would run at 2% - 7% of capital works. The costs for management of this project was approximately half of that. Staff have had to work much more extensively with each phase of the development than was anticipated. Another factor was a slowdown in the market.

The City Manager stated that he encouraged the staff to give a true picture of the extra costs required and the reasons for them. He is completely satisfied that the management of the project has been handled in a proper and efficient manner given the number of staff available. Also, most of the key personnel were not involved in the project initially.

Following further discussion, it was

RECOMMENDED

- A. THAT the project management - administration budget for 1978 as set out in Table 2, be approved with an additional funding requirement of \$99,992.
- B. THAT the project management - consultants budget for 1978 as set out in Table 3, be approved with an additional funding requirement of \$31,425.
- C. THAT the Phase 1 reallocations outlined in the Manager's report and set out in the third column of Table 1, be approved with the balance of \$120,648 being set up in unappropriated accounts as detailed above.

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The meeting adjourned at approximately 4:30 p.m.

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